



8 PATTLE PLACE
ALLOWAY

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4 | BEDROOMS

2 | BATHROOMS

5 | PUBLIC ROOMS

An immaculate and rarely available modern detached villa which enjoys wonderful southerly facing gardens within an exclusive residential cul-de-sac close to the centre of Alloway village.

Number 8 is a modern detached villa built by Cala Homes to an exacting standard and providing well proportioned accommodation arranged over two levels. The property has been extended by the current owners who purchased the property when built in 1997. The extension includes a superb garden room and useful utility room.

Perfectly suited to the family market the property enjoys an enviable position within generous gardens at the end of a quiet cul-de-sac adjacent to Alloway primary school.

The internal specification has been maintained, modernised and upgraded by the current owners with features and benefits including a modern fitted kitchen with integrated appliances, double glazing, gas central heating with a 'Worcester' boiler housed in the utility room, solar panels, underfloor heating in the two bathrooms and dressing room, fitted wardrobes in all four bedrooms, alarm system, oak doors and surrounds, quality floor coverings and neutral decoration.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway with two piece wc off, front facing lounge with feature fireplace and double doors to the dining room, fitted kitchen open plan to an informal dining area, utility room, family room and garden room. Upstairs there is a galleried landing and four double bedrooms (master with three piece en-suite shower room and dressing room) and a four piece bathroom. A pull down ladder gives access to the loft which provides extensive storage space.

Externally the property occupies a wonderful position with southerly facing gardens which provide a high level of privacy. The front garden is laid to lawn with decorative borders and tarmac driveway providing extensive parking and culminating in the detached double garage (automatic up and over door, rafter storage and courtesy door to the side). The fully enclosed rear garden is also predominantly laid to lawn with decorative patio areas, well stocked shrubbery borders and raised planting/vegetable borders.

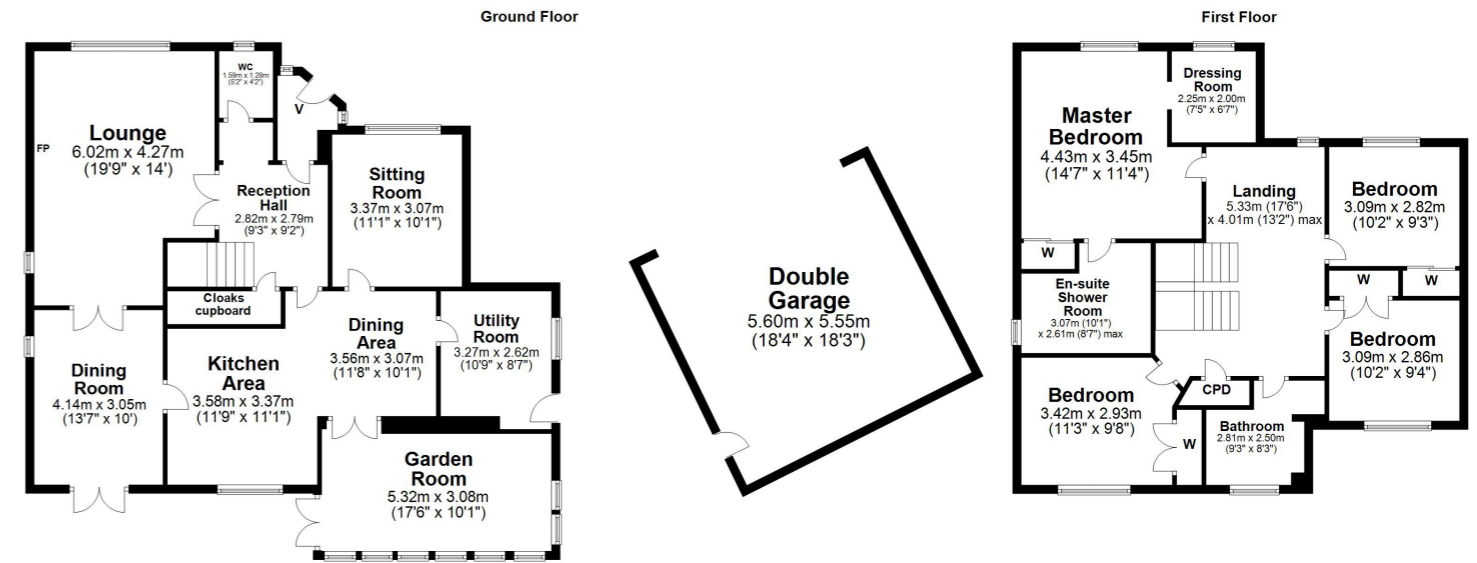












The historic village of Alloway provides a wide range of local amenities including the highly regarded Alloway Primary School, popular post office and grocery store, Poets Corner cafe, gift shop and beauticians as well as excellent sporting facilities at Cambusdoon Sports Club and Ayr Rugby Club. There is a regular bus service to Ayr town centre, around three miles distant, which provides a comprehensive range of retail shopping, transport links including main line rail service to Glasgow, restaurants and recreational facilities including ayr seafront and Belleisle and Seafield Golf Courses. The A77/M77 road network provides swift commuting to Glasgow City Centre and Central Scotland.

AY5188 | Sat Nav: 8 Pattle Place, Alloway, KA7 4PS

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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