



**14 GRANGE AVENUE**  
ALLOWAY

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A beautifully presented modern semi-detached villa ideally suited to the family market which enjoys a private position within a relatively traffic free residential cul-de-sac and within Alloway primary catchment.**

Number 14 is a modern semi-detached villa which represents an excellent opportunity to purchase a family sized home within a highly popular residential locale. The property has been comprehensively upgraded and modernised by the current owners resulting in a quality home in walk in condition.

Features and benefits include a modern fitted kitchen, luxury sanitary ware, double glazing, wardrobe space in all three bedrooms, generous cupboard space and gas central heating with a 'Worcester' boiler.

In summary the accommodation extends to an entrance hall, open plan lounge/dining room, fitted kitchen and a sitting room with door to the rear garden. Upstairs there are three bedrooms and a three piece tiled bathroom.

Externally the front garden is laid to low maintenance. The fully enclosed rear garden is laid to lawn with patio area and shrubbery border. In addition the property benefits from a lock-up garage.









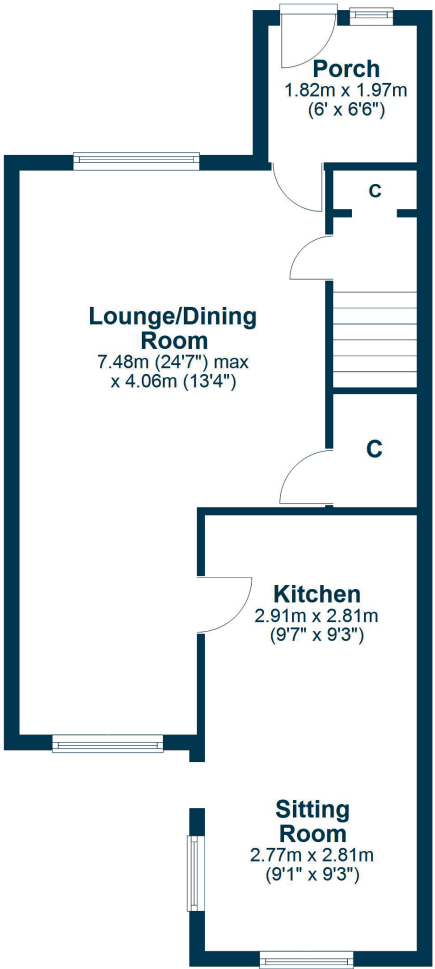




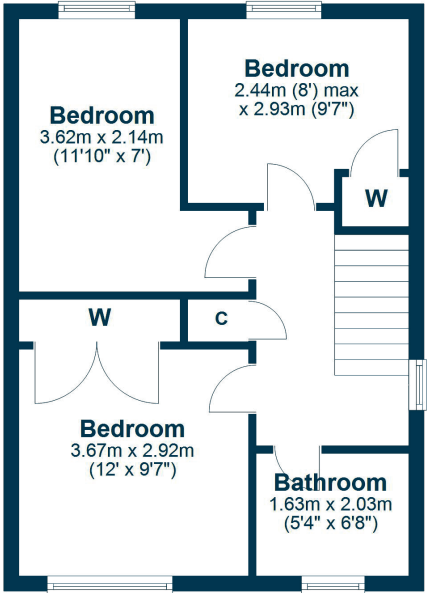




Ground Floor



First Floor



Grange Avenue is a relatively traffic free and sought after residential locale close to a wide range of amenities including both primary and secondary schooling, various shops and the bypass linking to Glasgow and surrounding districts. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

**AY5213** | Sat Nav: 14 Grange Avenue, Alloway, KA7 4SU

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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

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Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

**Tel:** 01292 880 888

**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)