



**12 ALLENFIELD ROAD**

AYR

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A spacious detached bungalow with extended living accommodation set on a generous south-east facing plot, with a detached garage, off road parking and close to both the A77 road network and the amenities of Ayr town centre.**

Allenfield Road is a sought-after residential address located within close proximity to a wide range of amenities, including both primary and secondary schooling, shops and the A77/M77 linking to Glasgow and surrounding areas. Number 12 is a well-presented example of a spacious detached Ecrepont bungalow, offering flexible accommodation across three main apartments that are all on the level. The property has been extended at the rear to create a large open plan garden room into a sitting room, and there is the potential to further extend the living space into the attic, subject to the normal planning consents. This fantastic home is also complimented by a south-east facing rear garden that is laid with low-maintenance in mind, a detached garage and ample off road parking.

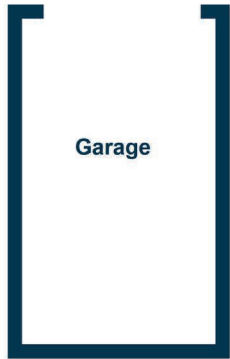
In more detail, the internal accommodation extends to an entrance vestibule, a welcoming inner hallway with loft access, two bay-windowed rooms to the front, one with a fireplace and one with fitted storage, a spacious sitting room at the rear with fitted storage that leads open plan into a garden room with sliding glass doors out to the garden, a modern shower room suite and a fitted kitchen, with a rear vestibule that includes a boiler cupboard and a pantry.

Externally there are decorative shrub areas at the front, hard landscaped pathways and a gated driveway at the side leading to the detached garage. There is gated access at the side round to the fully enclosed garden, with a greenhouse, decorative borders, paved pathways, mature trees and patio areas.

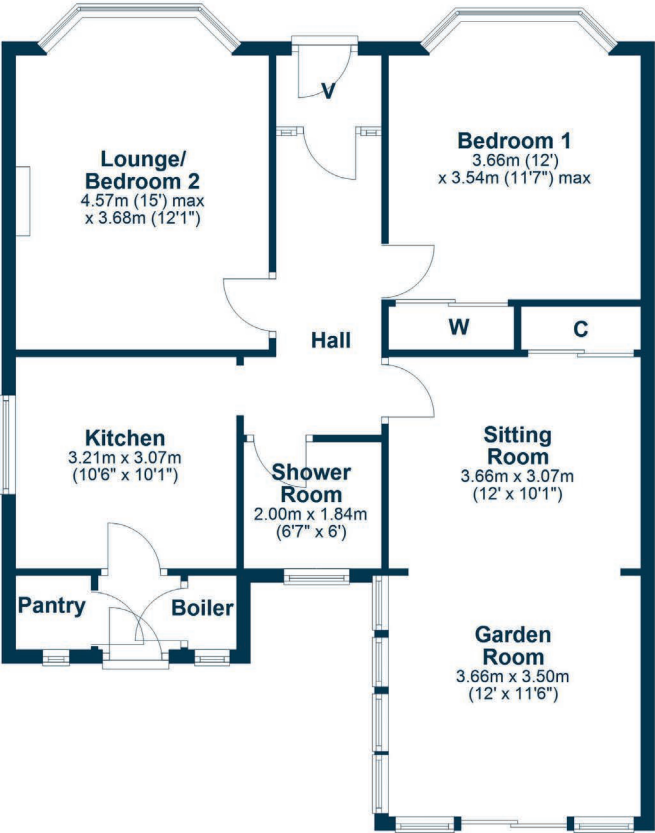








Ground Floor



Ayr has all the amenities one would expect from a large coastal market town, including schools, shops, restaurants and bars, transport links to Glasgow and beyond, supermarkets and leisure facilities. The A77/M77 road network allows swift commuting via car or bus to surrounding districts and Prestwick International Airport, flying regularly to several destinations throughout Europe, is only around 8 miles distant.

AY5222 | Sat Nav: 12 Allenfield Road, Ayr, KA7 3JN

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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