



11B MARTNAHAM WAY

ALLOWAY

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Stylish, spacious, and superbly located, this ground-floor three-bedroom apartment with en suite, in sought after Alloway, offers modern living in a first-class address. This home has open-plan living, high-spec finishes, and immaculate interiors. Rare-to-find features include a private garage, private parking, and secure entry, while the peaceful yet well-connected setting completes this exceptional lifestyle opportunity.

Apartment 11B, Martnaham Way is a beautifully designed ground-floor residence offering refined living in one of Alloway's sought after addresses. Set within an exclusive development, this three-bedroom apartment exudes quiet sophistication and practical luxury; from the reassurance of a secure entry system, and the convenience of both private parking and a garage - a rare bonus in apartment living.

Inside, you'll be greeted by a wide L-shaped reception hall with two deep storage cupboards, a bright and airy open-plan living, kitchen, and dining area, styled with beautiful, show-home precision, herringbone flooring. The kitchen has sleek cabinetry, a suite of integrated appliances and an island, while French doors open onto a slabbed patio area, ideal for morning coffees or alfresco evenings.

All three bedrooms are generously proportioned and beautifully finished. The principal bedroom features a luxury en-suite shower room with elegant tiling, while a contemporary family bathroom with a four-piece suite, includes both a bath and a separate walk-in shower, ensuring comfort for family and guests alike. Ample built-in storage keeps life organised and uncluttered.

The whole development is maintained to an impeccable standard, creating a peaceful and secure setting to call home.

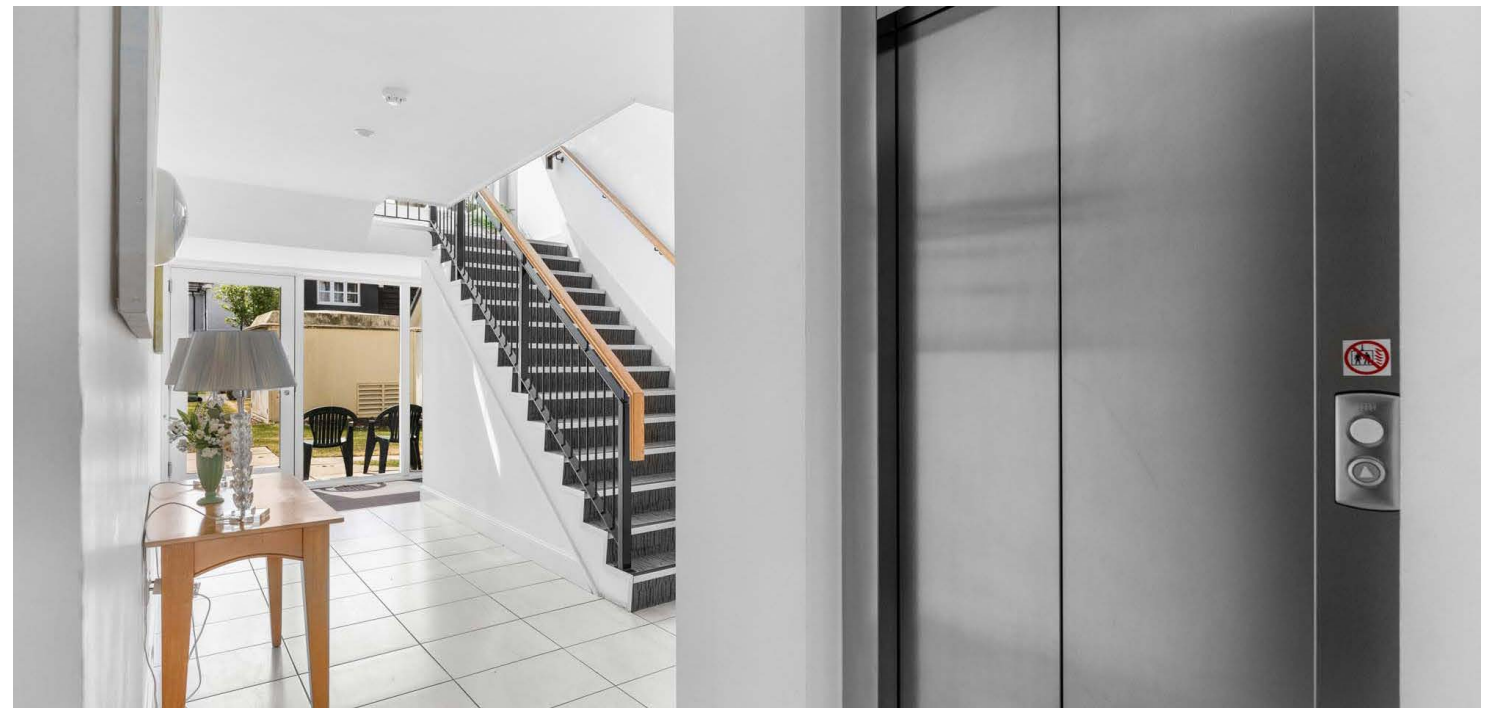
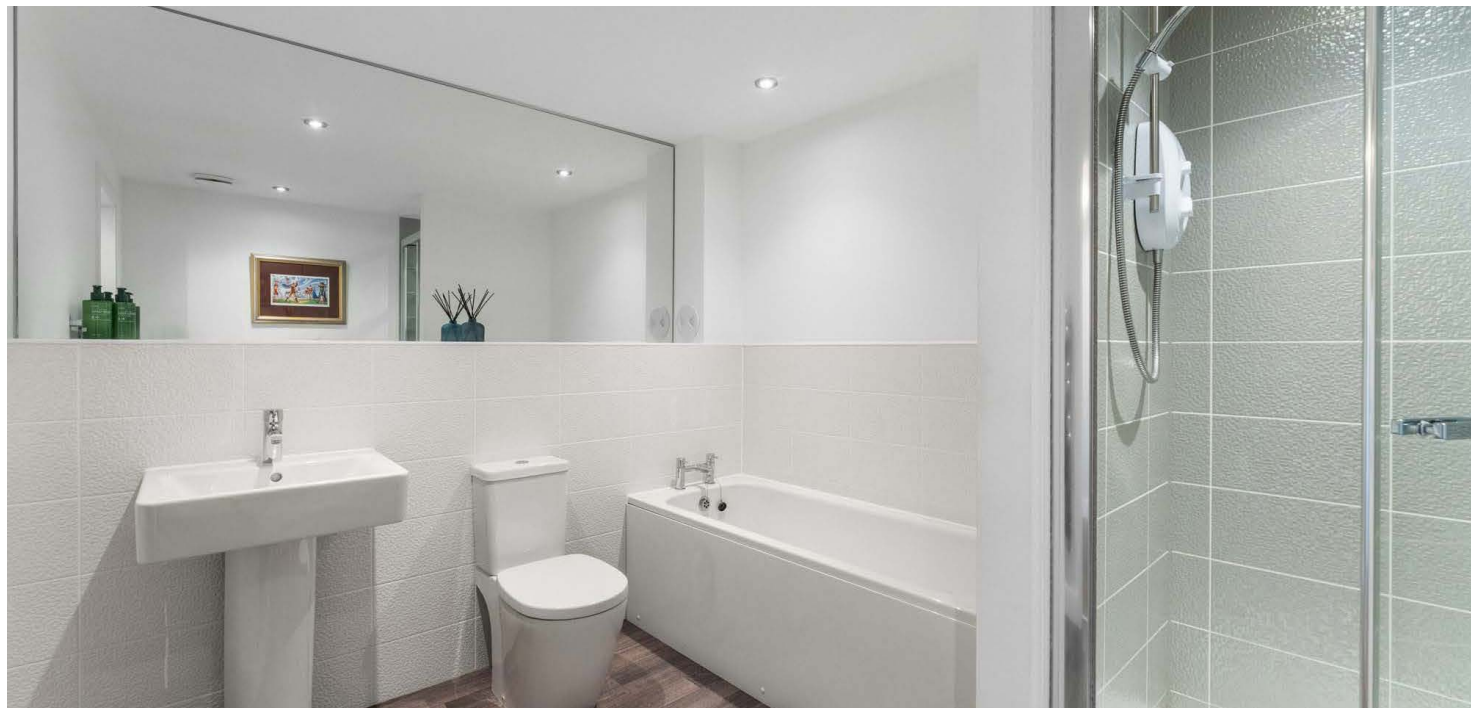
With its combination of style, space, and smart design, Apartment 11B offers low-maintenance luxury with all the comforts of high-end living, all just a short stroll from the charm and character of Alloway village.

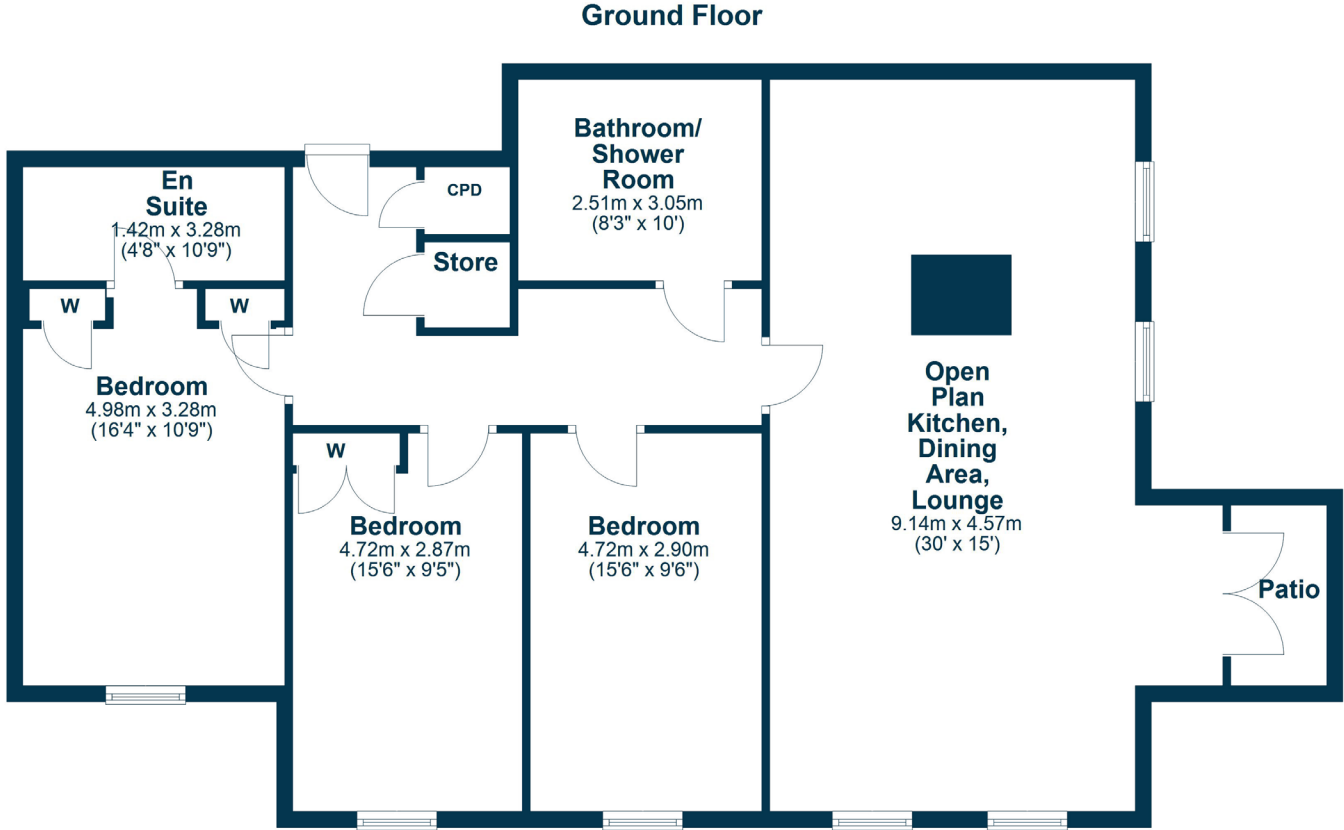












Martnaham Way is perfectly positioned in a quiet residential enclave in Alloway, close to all local amenities. Adjacent to the village of Alloway are two expansive public parks: Rozelle Park and Belleisle Park. Rozelle Park offers serene woodland walks, ornamental ponds, and is home to the Maclaurin Art Gallery, which hosts a variety of exhibitions throughout the year. Belleisle Park offers beautifully maintained gardens, a conservatory, and two 18-hole public golf courses designed by James Braid.

For everyday essentials, you'll find a choice of nearby supermarkets in Ayr, including Morrisons, Sainsbury's, Tesco, M&S, Aldi and Lidl. The vibrant town centre of Ayr is just a few minutes' drive away where you can enjoy easy access to the beachfront, offering sweeping views over the Firth of Clyde, or take advantage of nearby transport links with Ayr Rail Station and Prestwick Airport both within easy reach.

AY5281 | Sat Nav: 11B Martnaham Way, Alloway, KA7 4TY

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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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Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk