



# 9 CORTON LEA ALLOWAY

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







**5 | BEDROOMS**  
**3 | BATHROOMS**  
**2 | PUBLIC ROOMS**

**A stunning modern detached villa ideally suited to the family market with an excellent level of finish, good sized gardens and integral double garage within the Alloway Primary School catchment.**

Number 9 is a modern detached villa perfectly suited to the family market which has been comprehensively upgraded and modernised by the current owners and provides an exceptionally spacious and stylish layout including a fabulous open plan living space with bi-folding doors onto the rear garden.

Features and benefits include a modern fitted kitchen (integrated appliances including Neff dishwasher, 'Rangemaster' cooker, Fridge freezer, Silestone work tops and fitted breakfast bar) and matching utility room, gas central heating with a 'Worcester' boiler housed in the garage, through and through fire between the lounge and dining area, two en-suite shower rooms, quality floor coverings, double glazing, generous wardrobe/cupboard space and neutral decoration.

The property provides spacious accommodation extending to, on the ground floor, a reception hallway with two piece wc off, front facing bay windowed lounge semi open plan to the dining area and in turn the fitted kitchen. Completing the ground floor accommodation is a useful utility room with access to the double garage. Potential purchasers should note the garage could be converted to create further accommodation if required. Upstairs there are five bedrooms including a master with three piece en-suite shower room. Bedroom 2 also benefits from a three piece en-suite shower room. The fifth bedroom could be utilised as a second lounge if preferred. Completing the accommodation is a four piece family bathroom.

Externally the front garden is laid to lawn with block paved driveway parking culminating in the integral double garage with twin up and over doors. The fully enclosed rear garden is predominantly lawned with shrubbery borders and patio area with Porcelain tiling. The hot tub and two gardens shed will be included in the sale.

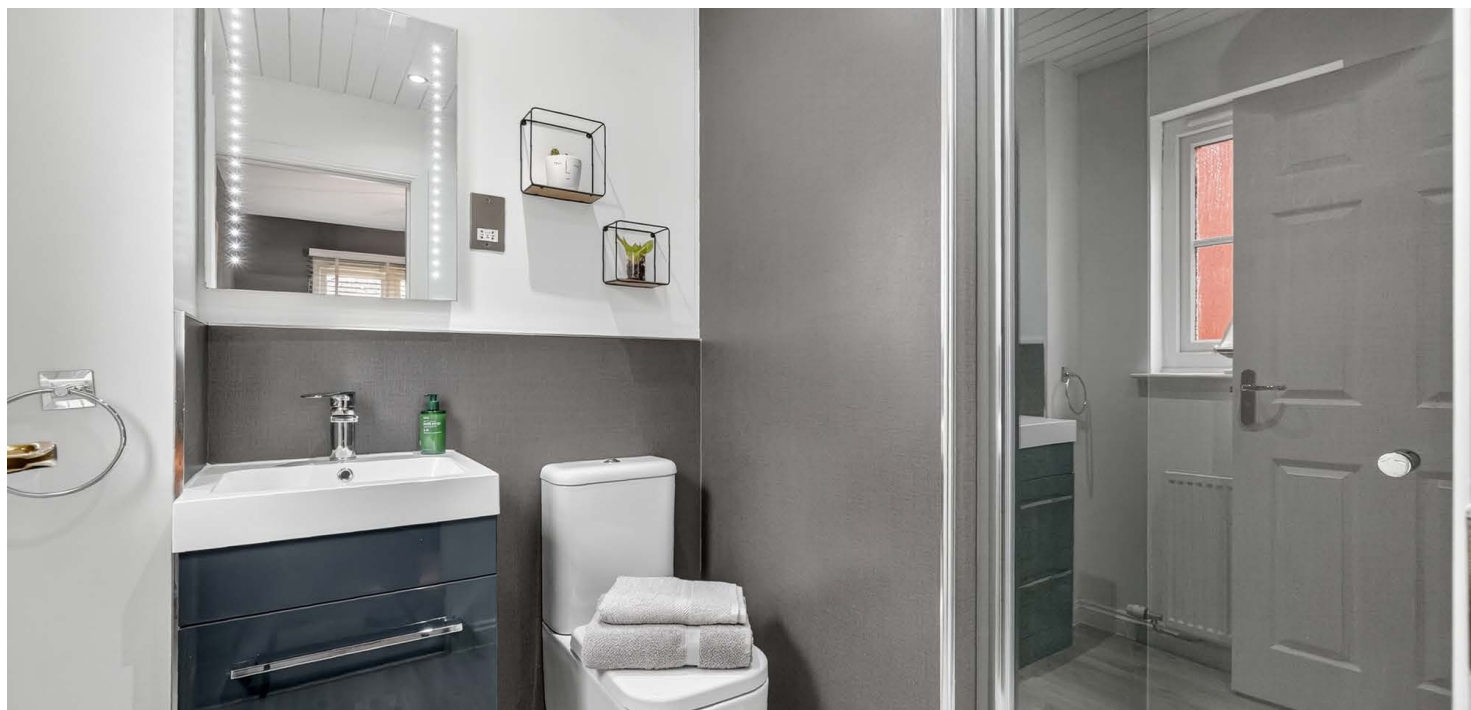




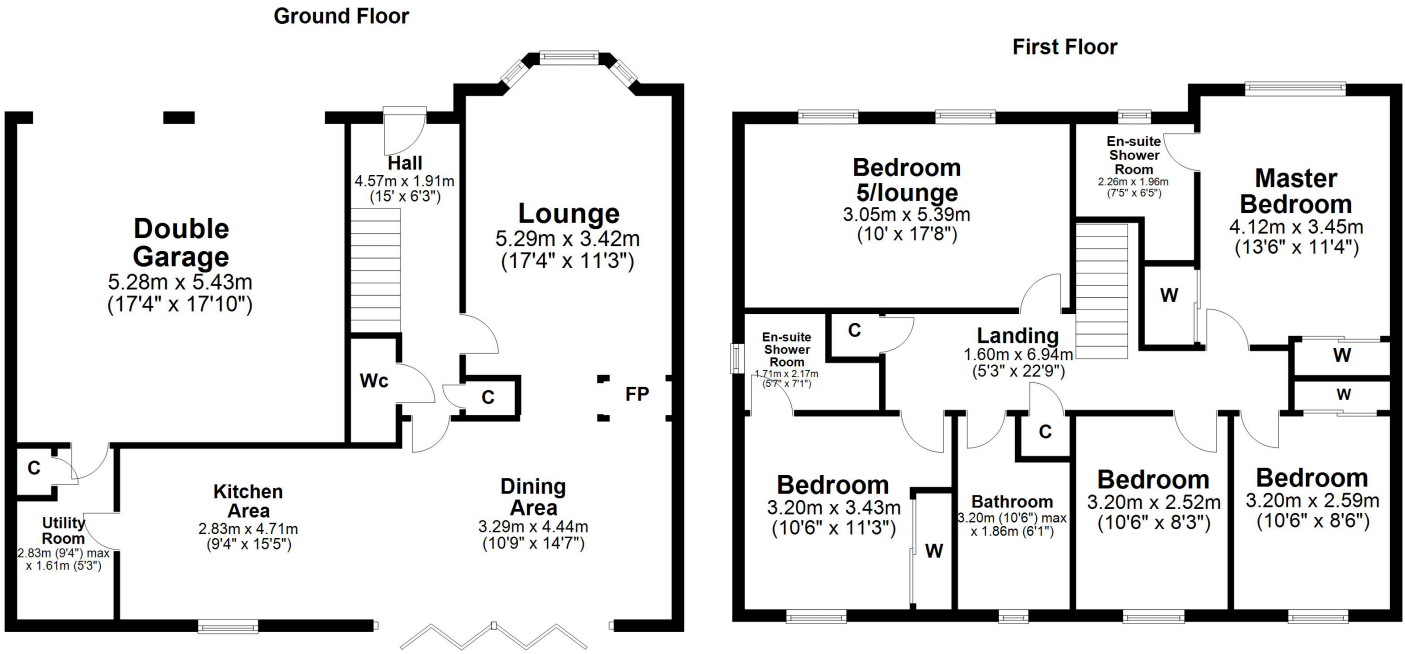












Corton Lea forms part of an extremely popular development of detached villas ideally placed for Alloway's amenities including an excellent primary school, general store, gift shop and pharmacy. Ayr town centre is around three miles distant and provides a more comprehensive range of amenities including supermarket shopping, transport and recreational facilities. For the commuter there is easy access onto the A77/M77 linking to Glasgow and surrounding areas.

**AY5435** | Sat Nav: 9 Corton Lea, Alloway, KA6 6GJ

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.





WE'RE **SOLD** ON  
YOUR FUTURE



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)