



46 MARLEPARK
ALLOWAY

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2 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A charming and well maintained traditional semi-detached bungalow providing deceptively spacious and flexible accommodation with long driveway, gardens and detached garage.

Number 46 is a semi-detached bungalow offered to the market for the first time in around 30 years. Although now requiring upgrading and modernisation the property has been well maintained by the current owner and will suit a variety of potential purchasers and particularly those clients seeking predominantly all on the level living.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, front facing bay windowed lounge with feature fireplace, open plan kitchen/dining room with sliding doors to the conservatory which in turn has bi-folding doors to the rear garden, double bedroom and a three piece shower room. Upstairs there is a further double bedroom and second shower room. In addition the property has double glazing, glass roof in the conservatory, integrated appliances in the kitchen and gas central heating with a 'Baxi' boiler.

Externally the front garden has been hard landscaped and is laid to decorative paving with feature central border and long driveway to the side culminating in the detached garage. The enclosed rear garden has in the past been beautifully kept however does now require tending. The garden is predominately laid to lawn with mature plants and trees and a feature raised patio area accessed from the conservatory and kitchen. The garage, garden shed and greenhouse all require attention.

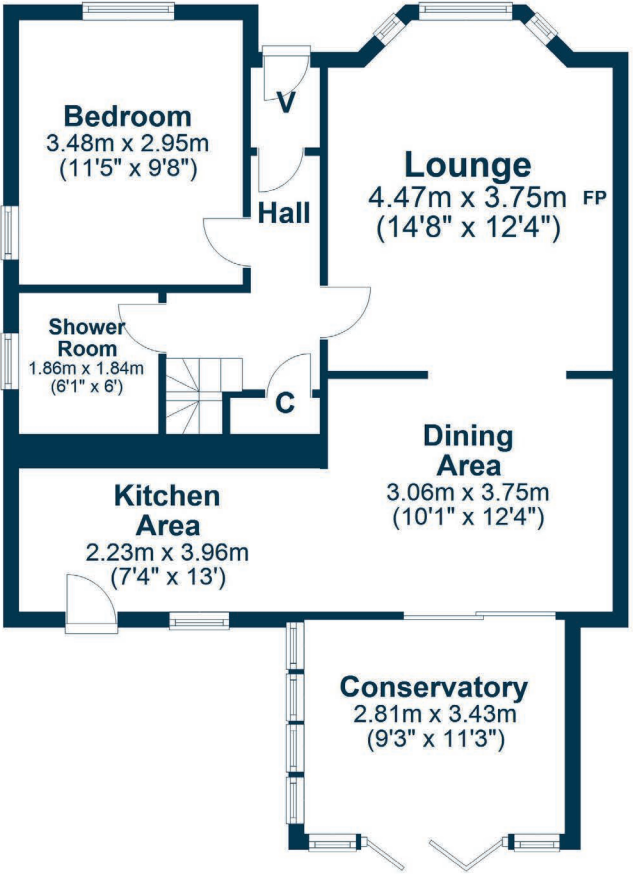




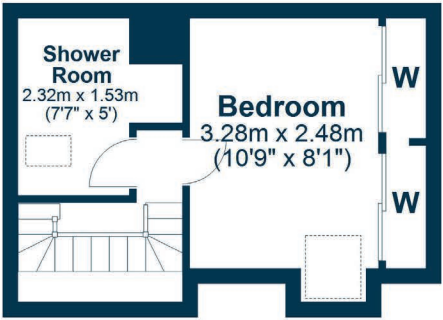




Ground Floor



First Floor



The property is located in a quiet residential pocket close to a range of local amenities including both primary and secondary schooling and shops while Ayr town centre is around two miles distant and provides a more comprehensive range of amenities. Nearby Alloway village is steeped in character being the birthplace of Robert Burns and has a chemist, grocery store, library and Primary School. For the commuter Doonholm Road leads directly onto the A77 bypass providing swift commuting access to Glasgow.

AY5427 | Sat Nav: 46 Marlepark, Alloway, KA7 4RN

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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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