

24
SHANTER WYND
A L L O W A Y



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4 | BEDROOMS
3 | BATHROOMS
3 | PUBLIC ROOMS

An exceptional four/five bedroom modern detached villa circa 2,500 sq ft set within the highly regarded Shanter Wynd development in Alloway.

This superb Cala built family home is one of only 25 exclusive family homes situated on the site of the old Cambusdoon cricket ground. Number 24 occupies arguably one of the best plots within the development given the extensive professionally landscaped corner gardens which accommodate a four car garage.

Internally, the subjects have been improved immeasurably by the present owners to create a bespoke open plan layout with incredible designer kitchen and dining room through to a unique garden room extension with bi fold doors that creates an abundance of natural light.

The property retains a first class specification throughout combined with a calm neutral decor. There is a beautiful glazed/oak staircase, a fully equipped home office for those working from home, quality floor coverings, oak doors, low voltage lighting and a stunning interior, high quality sanitary ware, gas fired central heating and alarm system. In more detail, the accommodation comprises entrance vestibule, broad reception hall with feature staircase, cloaks/wc, home office/bedroom 5, formal lounge with feature fireplace, fully fitted open plan modern fitted kitchen/dining/family room with patio doors and open plan to an delightful orangery/ garden room with bi fold doors to the rear garden, separate utility.

Upstairs an impressive galleried landing with three storage cupboards provides access to four double bedrooms. The principle bedroom has a walk in dressing room and superb en suite bathroom however it is worth noting that the dressing room could easily be converted to a fifth bedroom if required. The guest bedroom also has en suite shower room. There are two further double bedrooms plus a high quality family bathroom.

Outside the extended garden areas have been professionally landscaped. There is a monobloc drive and parking area to the front which provides access to a four car garage with remote control doors. The enclosed rear garden offers a high degree of privacy, extensive lawn, mature shrubbery borders with a range of specimen trees and shrubs, raised circular patio and further paved areas and even a garden pond.













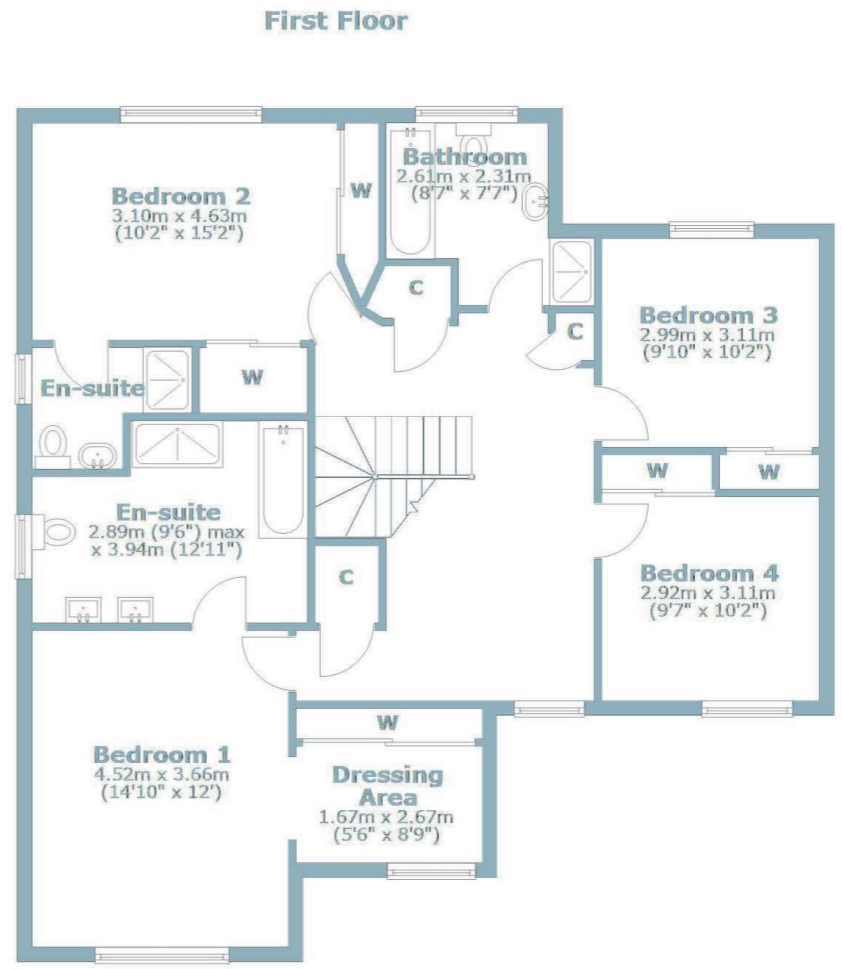
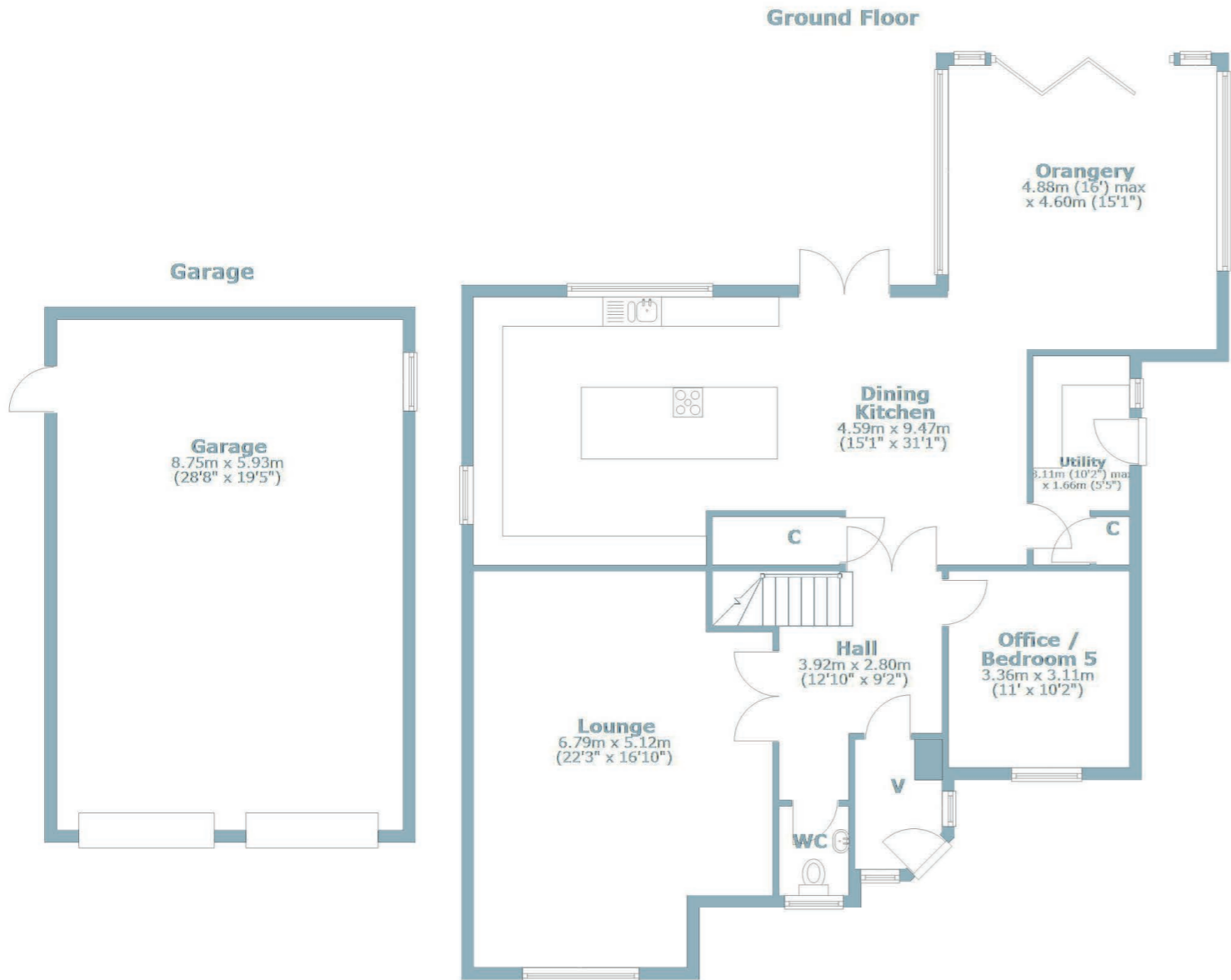












Shanter Wynd is a highly regarded development of executive detached homes constructed by Cala Homes located near the historic village of Alloway which has a wide range of local amenities including the popular Robert Burns Birthplace Museum.

There is an excellent primary school, sports facilities at Cambusdoon Sports Club and Ayr Rugby Club, grocery store and post office, Poets corner cafe, chemist, gift shop and a beautician. There is a regular bus service to Ayr town centre which offers a comprehensive range of supermarket and retail shopping, transport and recreational amenities.





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