



1 ALLOWAY PARK

AYR

5 BEDROOMS | 4 EN SUITES | 3 RECEPTION ROOMS

1 ALLOWAY PARK IS ONE OF THE FINEST HOUSES OF ITS KIND IN AYR, A SUBSTANTIAL VICTORIAN VILLA IN A SOUGHT-AFTER CONSERVATION AREA WITHIN EASY REACH OF THE TOWN CENTRE, THE BEACH AND THE COAST.



Built in the 1880s, the semi-detached villa has the generous proportions of its era, with high ceilings, ornate plasterwork, wood panelling, deep skirtings and a great deal of original period detail. It has been sympathetically remodelled and extended, so that the period character now runs alongside a considered modern layout arranged for family life. The accommodation extends to almost 3,800 square feet over two levels, with a flexibility that will suit a wide range of buyers.

A gated entrance opens to a private driveway with ample parking. The quality of the stonework and the craftsmanship of the build are evident on approach.





An entrance vestibule leads into a welcoming hallway, off which sit a study and a cloakroom with WC. The bay-windowed lounge runs to almost twenty-one feet, looks out across the fields opposite and is centred on a feature fireplace with an open fire. A formal dining room sits across the hallway, also taking in the bay to the front.

Beyond these, the hallway gives on to a snug, a second WC, and a bespoke kitchen of some twenty feet six, with a central island and integrated Siemens appliances. This part of the house, formed in the extension, offers real scope for multi-generational living. A utility room and a sitting room of twenty-three feet lie beyond, the latter opening through a bright conservatory to the rear gardens. A rear hall leads to a ground-floor bedroom with its own en suite.





On the first floor, the principal suite extends to over twenty-four feet, light and generously proportioned, with a walk-in wardrobe and a substantial en-suite bathroom. Three further spacious bedrooms complete the floor, two of them with en-suite facilities.









The enclosed walled gardens are among the best features of the house, with mature lawns, established seating areas and a large detached garage, giving both privacy and room to use the grounds in different ways. The property also holds a share in the ownership of the field directly in front, which keeps the open outlook secure.











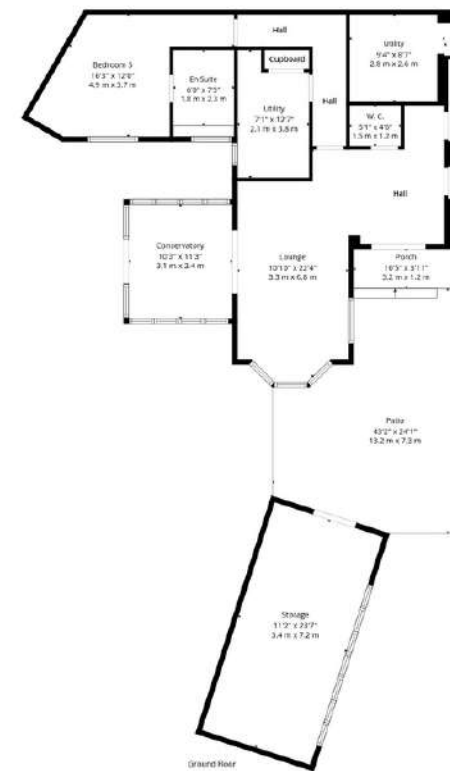






Measurements

- Sitting Room: 23'0" x 20'1" / 7.01m x 6.13m (widest points)
- Lounge: 16'9" x 20'10" / 5.10m x 6.35m (widest), bay-windowed
- Dining Room: 14'5" x 15'0" / 4.39m x 4.58m (into bay)
- Kitchen: 20'6" x 13'7" / 6.26m x 4.13m (widest points)
- Snug: 11'10" x 12'6" / 3.60m x 3.82m
- Study: 9'0" x 12'0" / 2.73m x 3.67m (widest points)
- Conservatory: 11'1" x 9'6" / 3.37m x 2.89m
- Utility: 11'9" x 6'8" / 3.58m x 2.04m
- Bedroom 5: 11'11" x 22'2" / 3.63m x 6.75m (widest points)
- En-suite (Bedroom 5): 6'5" x 4'10" / 1.95m x 1.48m
- Cloakroom: 5'10" x 5'5" / 1.77m x 1.66m
- WC: 7'5" x 6'4" / 2.25m x 1.93m
- Service room off Rear Hall (unlabelled): 7'7" x 9'3" / 2.32m x 2.82m
- Entrance Vestibule, Hall, Rear Hall, further WC off the kitchen





Measurements

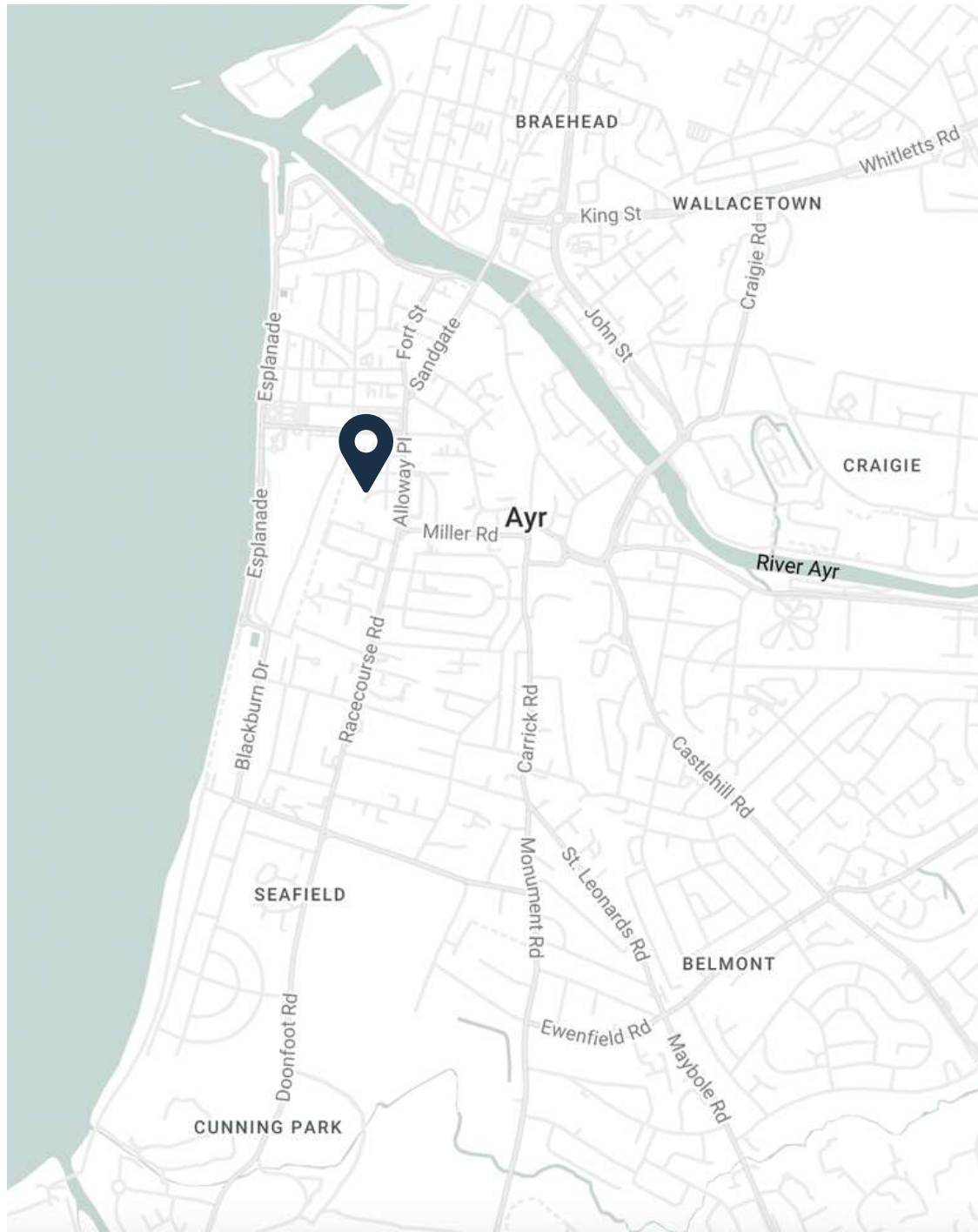
- Bedroom 1 (Principal): 16'11" x 24'2" / 5.15m x 7.38m (widest points)
- En-suite (Bedroom 1): 9'6" x 16'2" / 2.89m x 4.94m (widest)
- Walk-in Wardrobe: 21'2" x 3'10" / 6.45m x 1.16m
- Bedroom 2: 16'9" x 13'7" / 5.10m x 4.13m (into bay)
- En-suite (Bedroom 2): 8'4" x 8'8" / 2.54m x 2.64m
- Bedroom 3: 10'8" x 15'1" / 3.25m x 4.60m (into bay)
- En-suite (Bedroom 3): 2'9" x 10'3" / 0.84m x 3.13m
- Bedroom 4: 15'6" x 13'7" / 4.72m x 4.13m

1 Alloway Park lies within one of Ayr's most desirable conservation areas, a pocket of handsome Georgian and Victorian streets set back from the seafront on the south side of the town centre. Wellington Square and its gardens are a short walk away, and the esplanade, the Low Green and the beach a few minutes further on, with the outlook west across the Firth of Clyde to Arran.

The town centre is within walking distance, with shops, supermarkets, cafes and restaurants, along with well-regarded schooling at Ayr Grammar Primary, Kyle Academy and Ayr Academy, and at Wellington School, Ayrshire's only independent school. Alloway village lies just to the south, with Burns Cottage, the Birthplace Museum and the parkland of Rozelle and Belleisle. Ayr Racecourse is close by, and golfers are well placed for Royal Troon, Prestwick and Turnberry.

Ayr station is around fifteen minutes on foot, with an electrified service into Glasgow Central. Prestwick Airport is a short drive north, and the A77 and M77 give swift access to Glasgow and beyond.







c o r u m

Corum Property

10 Beresford Terrace, Ayr, KA7 2EG

T: 01292 880 888

E: ayr@corumproperty.co.uk

W: corumproperty.co.uk