



3 WOODLEA PLACE

ALLOWAY

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

Located in a peaceful and highly regarded cul-de-sac, 3 Woodlea Place is a superb four-bedroom detached villa offering spacious, modern accommodation ideally suited to family living.

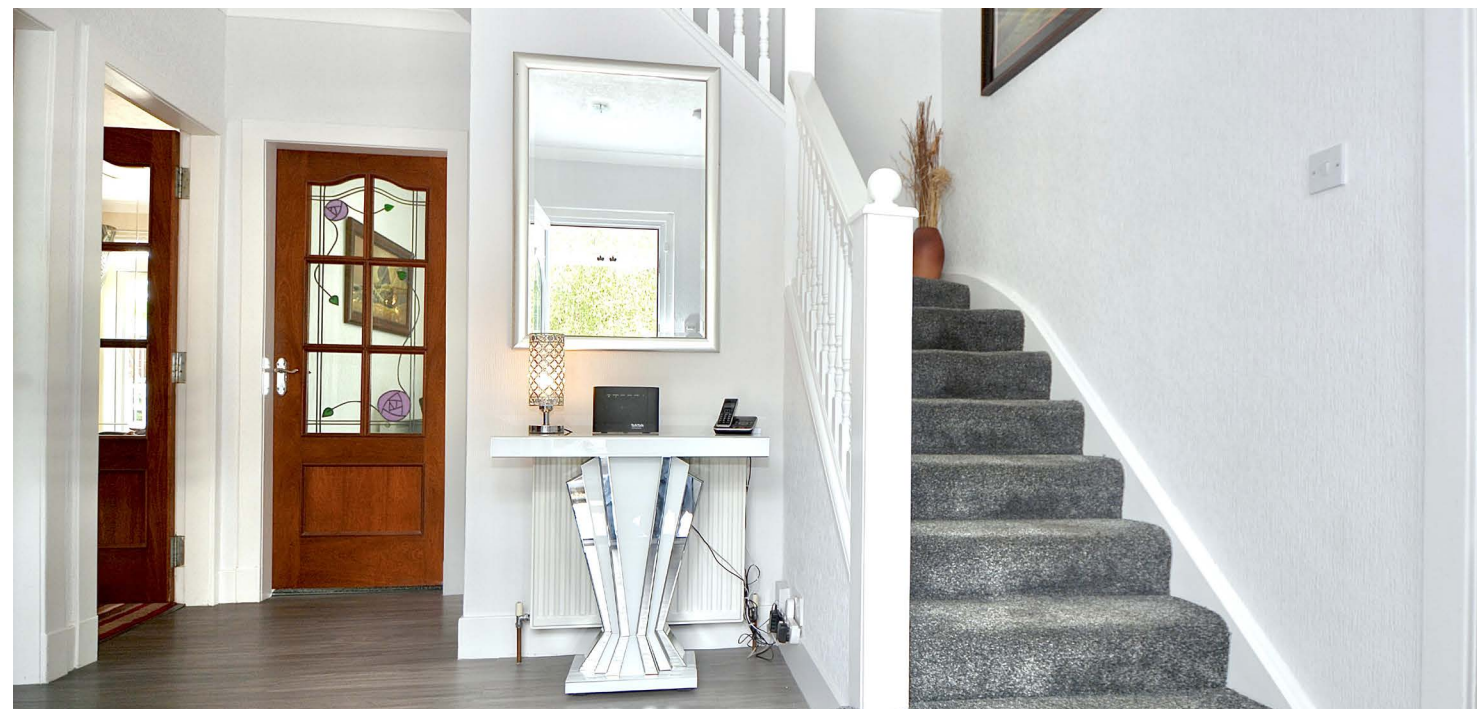
The ground floor is centred around a bright and generous open-plan lounge and dining room, providing the perfect setting for everyday living and entertaining alike. To the front of the property there is a front porch which welcomes you in to the reception hallway, with a convenient WC, a well-equipped modern kitchen and a sitting/family room with patio doors to the garden. There is a large double garage, which is plumbed for a washing machine, and includes a sink, offering flexibility as a utility with plenty of space for cars.

Upstairs, the property has four well-proportioned double bedrooms. The principal and second bedroom each benefit from sleek, contemporary en-suite shower rooms with walk-in enclosures, while the family bathroom with three-piece suite and quality tiling serves the remaining bedrooms and completes the upper floor.

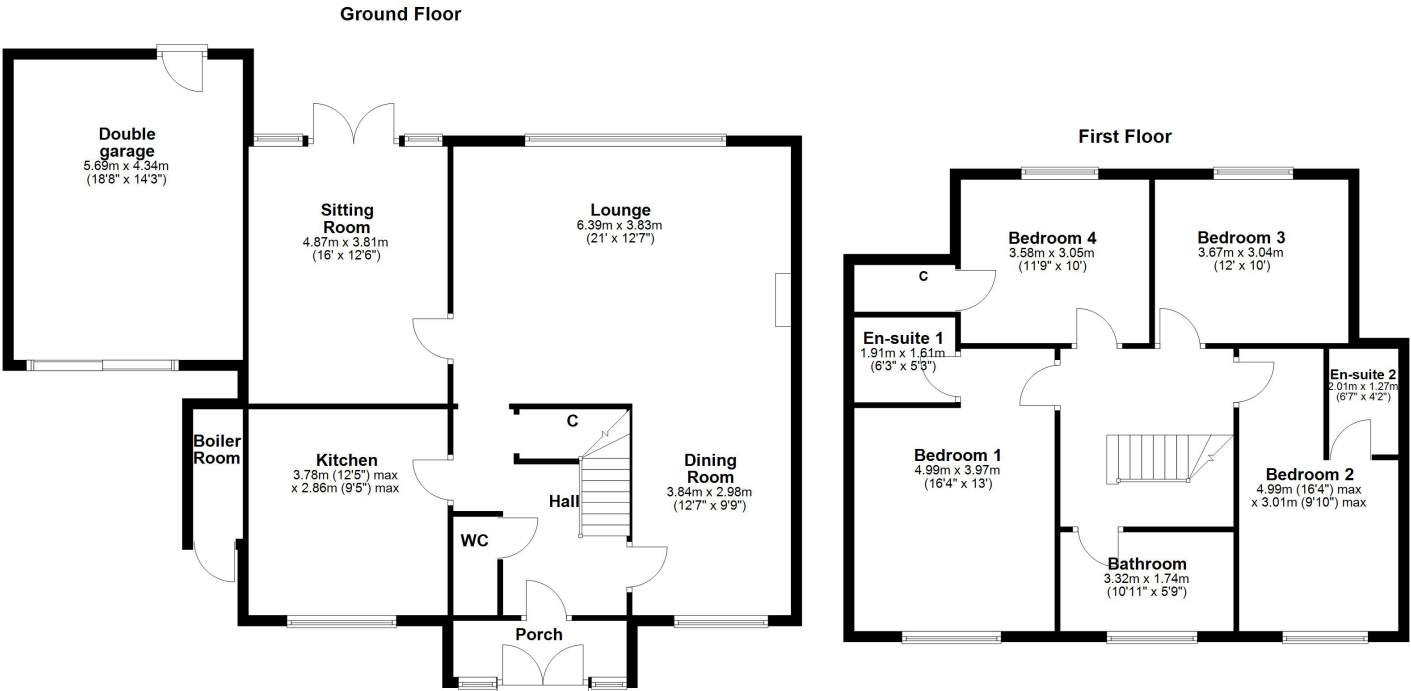
Externally, the property has a beautifully landscaped rear garden with lawn and patio areas, creating a private outdoor retreat for relaxing or entertaining. There is a hot and cold outside tap, and a spacious monoblock driveway provides ample off-street parking in addition to the garage.

This is a well-presented and versatile home in a prime residential location in Alloway, offering a perfect balance of space, style and practicality.









Woodlea Place is a popular choice for families and professionals alike.

Rozelle Park is just a short drive or walk from the property, offering scenic trails, art exhibitions and play areas, while Belleisle Park, with its golf course and gardens, is also nearby. Ayr's beachfront is within a ten-minute drive, providing a perfect escape for seaside walks and relaxed days by the coast.

There is a wide choice of supermarkets in Ayr, including Tesco, Morrisons, Sainsbury's, Aldi, Lidl and a Tesco Extra close by, along with excellent local shopping at Ayr Central and Heathfield Retail Park. The surrounding area is home to a variety of cafés, restaurants and bars, from independent coffee shops to family favourites and fine dining options.

With excellent road connections, easy access to public transport and a range of local schools nearby, this location continues to be one of Ayr's most desirable residential addresses.

AY5362 | Sat Nav: 3 Woodlea Place, Alloway, KA7 4TA

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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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