



## Alloway

42 Bathurst Drive, Alloway, Ayr, South Ayrshire, KA7 4QY







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Stonefield Estate Agents are delighted to introduce 42 Bathurst Drive - A truly exceptional five bedroom detached villa occupying a substantial south facing plot with large driveway, garage and mature south facing gardens situated within the prestigious Alloway district of Ayr. Offered to the market for the first time in almost fifty years, this charming home boasts expansive room dimensions and a versatile layout extending to circa 1550 square feet with significant potential to reconfigure or extend, subject to relevant permissions. Located just a short stroll from the historic village of Alloway and the highly renowned Alloway Primary School, early viewing is fundamental to fully appreciate this outstanding family home and its prime setting.

In summary, the subjects comprise; welcoming reception hall with two useful storage cupboards and WC, luminous 19ft lounge and dining room to the rear both enjoying a lovely outlook over the majestic south facing gardens, high quality fitted kitchen with ample base and wall units and integrated appliances plus a cosy family room / 5th bedroom. Further complementing this superb home is the extension connecting the house to the garage which has created a useful inner hallway with door access from the front and rear, and a charming sun porch which completes the ground floor accommodation.

Stairs ascend from the reception hall to the first floor which reveals four double bedrooms (two benefiting from integrated wardrobes), modern shower room plus a loft hatch with pull down ladder giving access to the attic for further storage. Subject to requisite consents, the principle bedroom offers fantastic potential to reconfigure to your own requirements which could include an en-suite or dressing room / walk in wardrobe. Ensuring comfort all year round, the property is equipped with gas central heating, double glazing and floor coverings throughout.

Set back from the road on a substantial and extremely private south facing plot, this delightful home enjoys impeccable garden grounds which are a tranquil oasis for outdoor relaxation. This wonderful space comprises a large manicured lawn, mature shrubs and trees, decorative chips plus inviting patio areas which are perfect for outdoor entertaining, summer BBQ's and alfresco evening dining. There is also a substantial private driveway to the front providing secure off street parking for several vehicles which leads to a garage with light, power and up and over door.

All local amenities are within walking distance including Alloway village and Ayr town centre, as well as excellent local schooling and Rozelle and Belleisle Parks, perfect for family outings. Ayr town centre has a plethora of amenities including shops and supermarkets, bars and restaurants plus health and leisure facilities. For commuters, the A77 / M77 road network is easily accessed providing an efficient route to Glasgow and beyond.

Demand for detached family homes within the prestigious Alloway district remains extremely buoyant therefore early viewing is highly recommended.

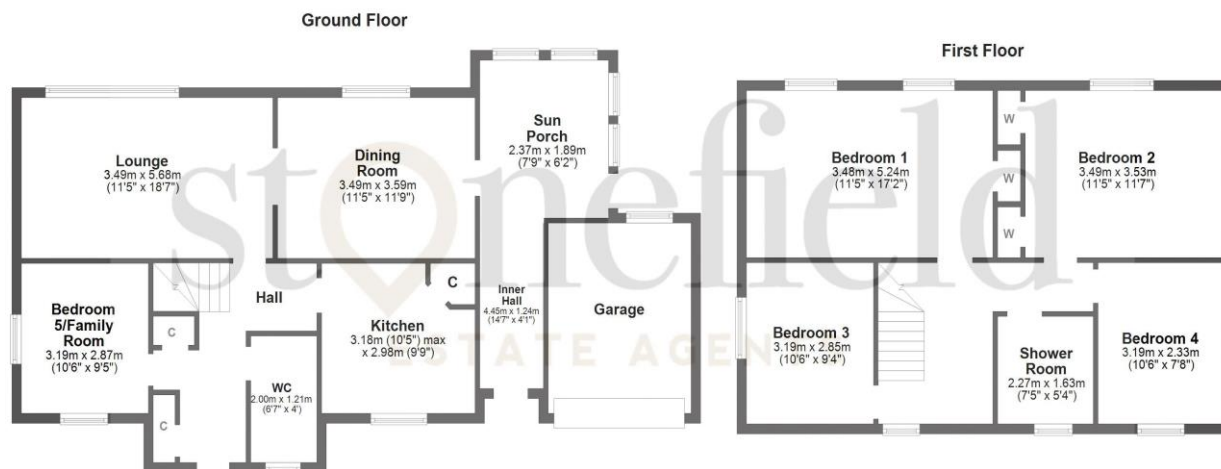






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Property Ref: 00003549



## Dimensions

Lounge; 11'5 x 18'7 Dining Room; 11'5 x 11'9 Kitchen; 10'5 x 9'9 Sun Porch; 7'9 x 6'2 Bedroom 5/Family Room; 10'6 x 9'5 WC; 6'7 x 4'0 Bedroom 1; 11'5 x 17'2 Bedroom 2; 11'5 x 11'7 Bedroom 3; 10'6 x 9'4 Bedroom 4; 10'6 x 7'8 Shower Room; 7'5 x 5'4





We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

## Travel Directions

Sat Nav - KA7 4QY

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