

# Whinhill Road

Ayr, KA7

Offers over £225,000

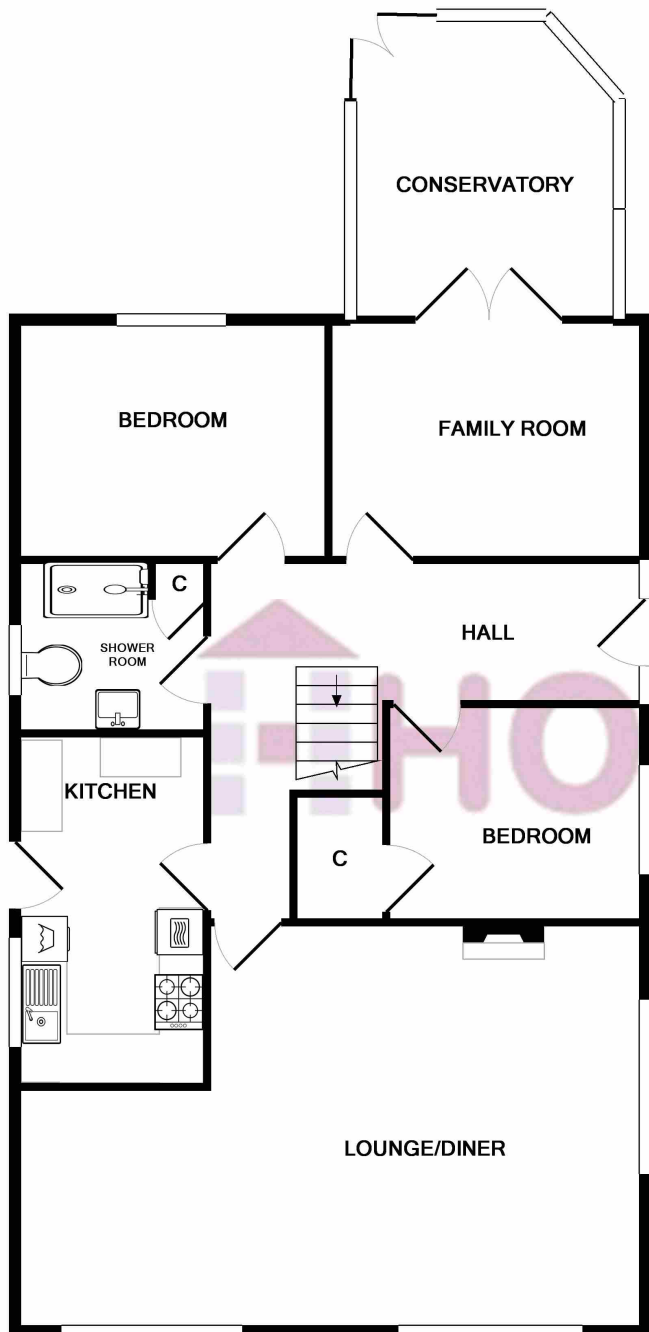


A spacious detached bungalow with hall, dining lounge, family room, fitted kitchen, 4 bedrooms (2 with ensuites), shower room & conservatory. With a long drive & garage, there is a beautiful south facing rear garden backing onto Rozelle Park woods.

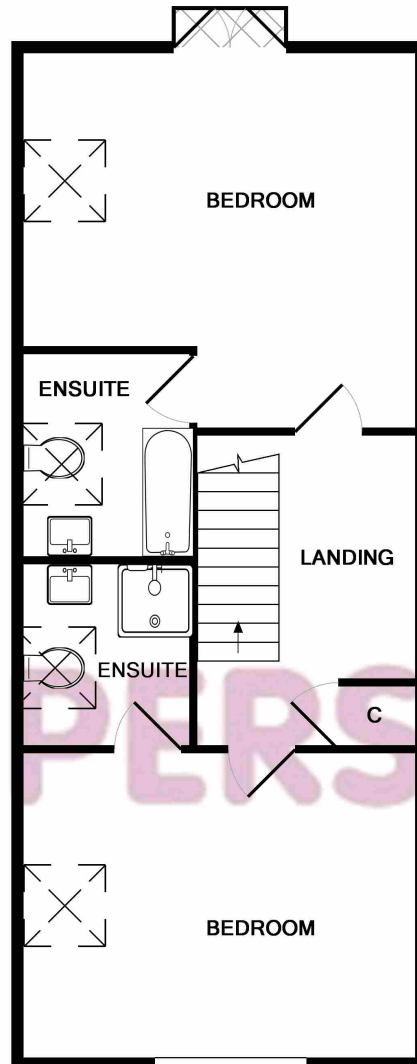


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GROUND FLOOR

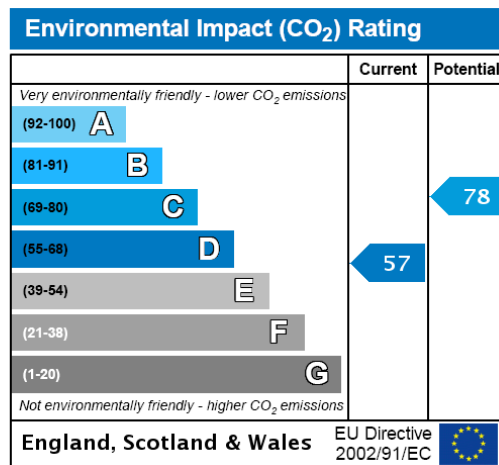
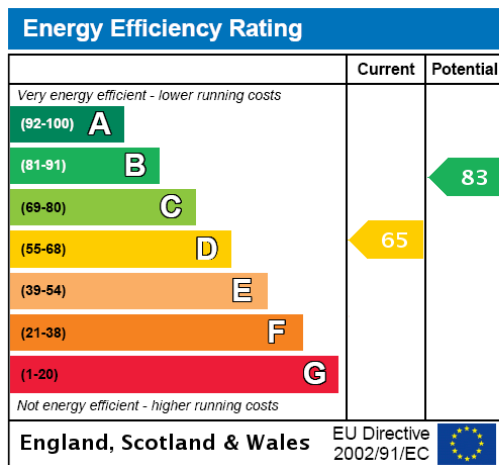


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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18 Whinhill Road, Alloway , Ayr KA7 4RP

Hoppers Estate Agency is pleased to present this rarely available, spacious detached bungalow in a sought after location in Alloway. With a broad hall, a spacious dining lounge, a family room, a fitted kitchen, 2 bedrooms and a shower room on the ground floor, there are 2 large bedrooms upstairs (one with a small balcony looking over the garden), both with ensembles. Fully double glazed with gas central heating, this lovely family home has an attractive walled front garden , a long drive with parking for numerous cars, and a detached garage. There is a also a beautiful south facing garden to the rear of the property, backing onto the woods of Rozelle Park.

#### GROUND FLOOR

**ENTRANCE:** The sheltered entrance to the side of the property has tiled steps, and a double glazed frosted door with matching side panels.

**HALL:** 16'2 x 5'11, then 9'3 x 3' approx. The broad, welcoming hall has fitted carpet, a radiator, and a staircase to the Upper Floor.

**DINING LOUNGE:** 25'5 x 16'6, narrowing to 9'10 at dining area. This bright spacious room has maple flooring. The lounge area has large front facing and side facing windows, 2 radiators, and an attractive mahogany carved fireplace with a decorative leaded grate and tiled hearth. The dining area has a large front facing window, a radiator, and a serving hatch to the kitchen.

**KITCHEN:** 14'3 x 7'10 approx. The kitchen has a side facing window and door to the garden, vinyl flooring, a radiator and a wall mounted gas boiler. It is partially tiled, with a panelled ceiling with spotlights, and is fully fitted with cream and buttermilk wall and base units with oak effect worktops and a stainless steel sink. There is a stainless steel gas hob with a matching hood and splash back, and a stainless steel integrated electric oven.

**SHOWER ROOM:** 7' x 7'10 approx. The stylish shower room has a side facing frosted window, tiled flooring, a chrome heated towel rail, and a large storage cupboard. It is fully tiled, with a panelled ceiling with spotlights, and has a white suite comprising of a WC, a washbasin in a white high gloss vanity unit with a shelved mirror with lighting, and a double shower cubicle with a stainless steel shower.

**BEDROOM 1:** 10'5 x 8'10 approx. This bedroom has a side facing window, neutral fitted carpet and a radiator. There is also a large walk-in cupboard with a hanging rail.

**BEDROOM 2:** 12'8 x 9'8 approx. This bedroom has a rear facing window, neutral fitted carpet and a radiator.



**FAMILY ROOM:** 12'5 x 9'8 approx. The family room has rear facing French doors to the conservatory, neutral fitted carpet and a radiator.

**CONSERVATORY:** 12'3 x 10'10 approx. The double glazed conservatory has beech laminate flooring, a radiator, and French doors to the garden.

#### UPPER FLOOR

**LANDING:** 12'9 x 9'2 approx. The spacious landing, currently also used as an office space, has a side facing Velux window, ceiling spotlights and fitted carpet. There is a large cupboard, a radiator, and access to eaves storage.

**BEDROOM 3:** 16'5 x 12'11 approx. This large bedroom has a front facing window, a side facing Velux window and a neutral fitted carpet. With ceiling spotlights and a radiator, this room has an ensuite shower room, and access to eaves storage.

**ENSUITE SHOWER ROOM:** 7'1 x 6'10 approx. The ensuite shower room has a side facing Velux window, tiled flooring and a radiator. It is partially tiled with ceiling spotlights, and has a white suite comprising of a WC, a washbasin and a shower cubicle with an electric shower.

**BEDROOM 4:** 16'5 x 15'4, narrowing to 12'1 approx. This large bedroom has a side facing Velux window, and rear facing French doors leading to a small balcony looking onto the rear garden. With neutral fitted carpet, ceiling spotlights and a radiator, this lovely room also has an ensuite bathroom, and access to eaves storage.

**ENSUITE BATHROOM:** 8'6 x 6'10 approx. The ensuite bathroom has a side facing Velux window, tiled flooring and a radiator. It is partially tiled with ceiling spotlights and has a white suite comprising of a WC, a washbasin, and a bath with a mains shower and curtain.

#### EXTERNAL

**FRONT GARDEN:** There is a pretty walled front garden with a raised semi circular area laid to chips with a central bed with mature flowering shrubs and plants. The remainder of the garden is laid to tarmac, and there is a long tarmac drive to the side of the property leading to a detached garage with light and power.

**REAR GARDEN:** There is a beautiful south facing rear garden backing onto the woods of Rozelle Park. It is mainly laid to lawn and there are borders, beds and areas with abundant flowering plants. A small deck with steps from the conservatory leads down to a patio, and there is an area laid to chips with a greenhouse, and a pond surrounded by attractive planting.

**VIEWINGS:** Strictly by appointment through Hoppers Estate Agency, Tel 01292 477788.

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