



No 1 SHANTER WYND, ALLOWAY



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No 1 Shanter Wynd, Alloway – An exceptionally rare opportunity to acquire a most desirable Modern Detached Villa, the former “Showhome”, completed by highly regarded Cala Homes circa late 1990’s. Enjoying favoured setting, amidst picturesque landscaped gardens, within the secluded Shanter Wynd Residential Development which comprises a small number of luxury style detached homes attractively laid out on the former “Old Cambusdoon Cricket Ground” midway between historic Alloway Village & Brig O’ Doon.

This most appealing Luxury Home features prized 9 Main Apartment Accommodation, thoughtfully laid out over 2 levels. A visually impressive main entrance from the driveway leads through the entrance vestibule onto a charming reception hall with banister staircase rising to a gallery style upper hallway – both areas of impressive proportion. The formal apartments comprise, splendid lounge, dining room – both to the rear, useful study (alternative 6th bedroom if required or small tv room etc), spacious/well equipped breakfasting kitchen with living/family room (patio doors to garden), a useful “downstairs wc is featured off the reception hall whilst there is integral access to the double garage & utility room. The upper apartments flow around the impressive upper hallway which also features a charming “snug” inviting one to pause & reflect within its alcove. 5 bedrooms are featured with the “master” bedroom (No 1) being of suite style with its split level layout comprising the main bedroom area (french doors to “Juliet” style balcony) with an open-plan dressing room and access from this area to an attractively presented & spacious 4 piece en-suite bathroom. 4 further bedrooms are featured with one featuring an en-suite shower room/wc whilst a spacious 4 piece family bathroom serves the remaining bedrooms.

The specification includes gas central heating & double glazing. EPC – D. A neatly presented monobloc driveway opens onto a courtyard style area with the feature main door entrance adjacent to the integral double garage. The attractive landscaped private gardens complement the property with an appealing combination of neat lawns, mixed shrubs & conifers, trees and a variety of seasonal flowers.

Graeme Lumsden, Estate Agency Director/Valuer at BLACK HAY comments – “ The perception of a Luxury Home can appear to be easily satisfied by those 2 words- Luxury Home. In reality, to the discerning buyer, luxury means much more than just the word.

With 35 Years in the property industry I know that Cala Homes are still highly regarded as a Builder of Luxury/High Quality Homes. No 1 Shanter Wynd has been owned from new by its current owners, featuring Cala’s original luxury specification. Today’s specification will undoubtedly be different however No 1 retains its rare sizeable accommodation, secluded setting, prestigious address ...and of course it’s still a Cala Home ...one can imagine if it was being built today ...what sale price would Cala set?

In my view, quite simply an exceptionally rare opportunity to acquire a fabulous Detached Luxury Home.”

To View privately, please contact Paula Haworth at BLACK HAY Estate Agents – 01292 283606 ...or to enquire further, contact Graeme Lumsden who is handling the sale of this particular property. The Property Movie, Home Report, Floorplan etc will all be available to view here exclusively, soon.





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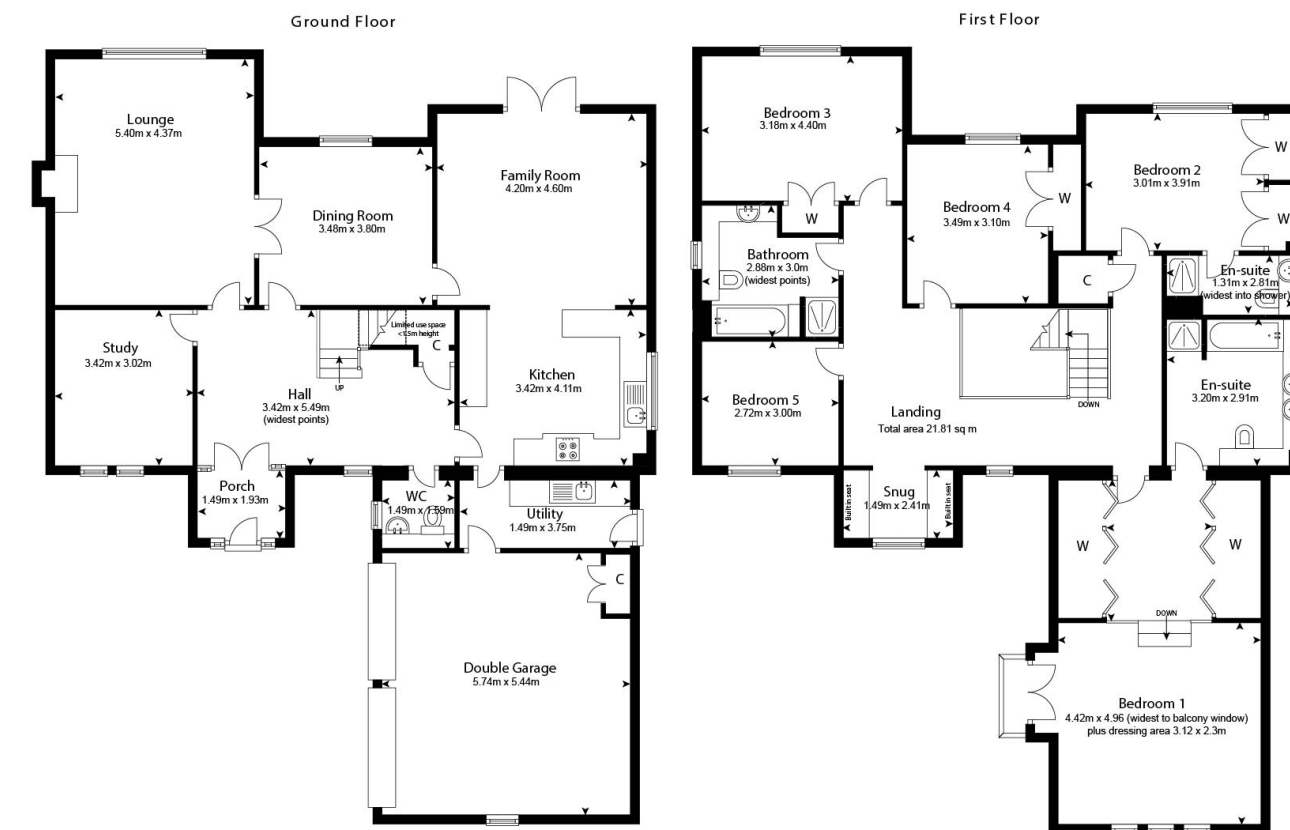
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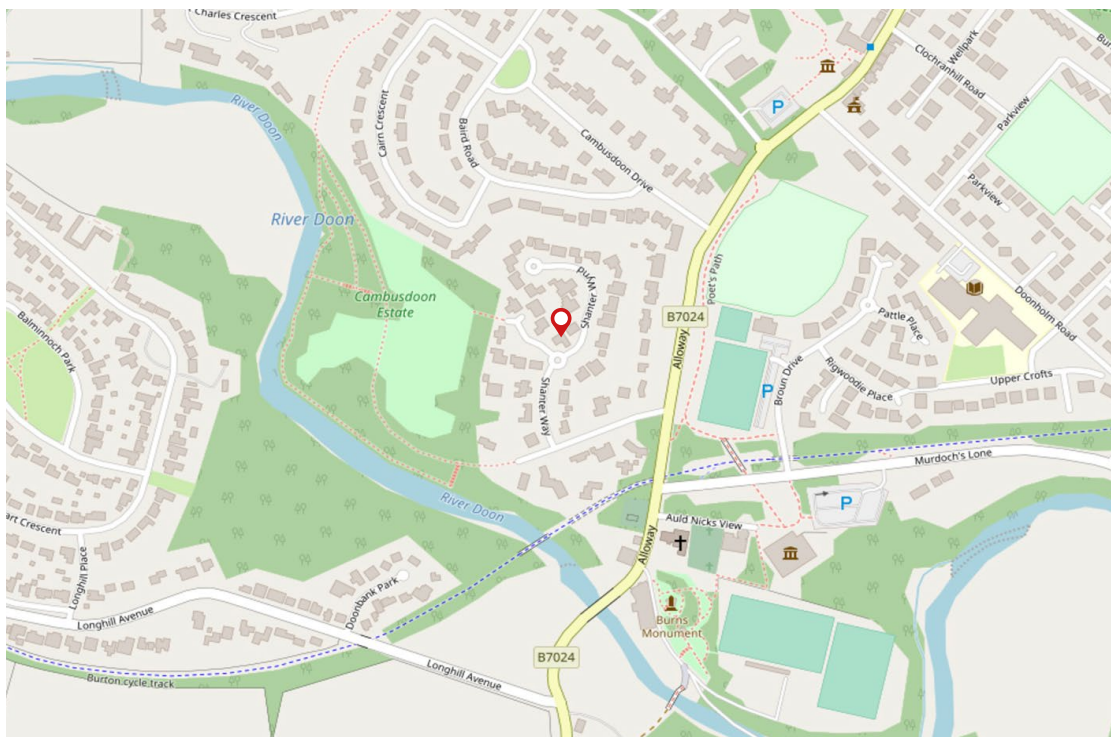


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FLOORPLAN





VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

HOME REPORT - The Home Report is available from BLACK HAY Estate Agents own website- blackhay.co.uk (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open).

INTEREST/OFFERS - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

DISCLAIMER - Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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BLACK HAY

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As our clients journey through their lives BLACK HAY are there, providing our services when needed. Established in the 1930's ... Over 75 years later, we still exist to serve our clients, old & new.

Most importantly, we retain our traditional values of independent advice you can trust, on legal matters, estate agency and financial services. We serve our clients both locally and across Scotland, with offices located in the key areas of AYR & PRESTWICK on the South Ayrshire coast of Scotland.

We build long term client relationships and many of our new clients are referred to us by existing clients.

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serving existing & new clients since the...

1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's 2020's