



ROSEWOOD, 77 MONUMENT ROAD, ALLOWAY, AYR KA7 2UF



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ROSEWOOD – No 77 Monument Road, AYR. A simply outstanding Traditional Red Sandstone Fronted Detached Bungalow, Chalet Style, retaining immense character & charm, complemented by a subtle yet very stylish contemporary interior. Enjoying a delightful mature setting amidst picturesque gardens with twin pillared entrance opening onto a sweeping driveway.

The current owners have been resident since the 1980's during which time they have modernised the property with great thought and at some considerable expenditure. Internal viewing reveals a most appealing home with well proportioned 6/7 Main Apartment accommodation featured over 2 levels. In our view this charming home will be of broad appeal, presented in walk-in condition. Much attention has also been paid by the owners to the exterior presentation with the delightful gardens reflecting their keen interest in same, inviting one to potter or relax when the weather favours the outdoor enthusiast.

In particular, the ground floor accommodation comprises, a most welcoming reception hall, splendid formal lounge & separate dining room – both bay windowed with delightful garden views to the front, very well appointed breakfasting kitchen with integrated appliances, informal living/tv room (again bay windowed) enjoying charming garden views to the rear (this room could be utilised as a 4th bedroom, if required), bedroom No 1, a very stylish main bathroom (larger shower cubicle instead of bath), a most appealing larger conservatory to the rear invites one to enjoy the panoramic garden views. A discreetly positioned staircase to the rear of the reception hall leads to the upper hallway

off which 2 further bedrooms are provided (No 2 and No 3- “The Master Bedroom” which overlooks the rear) together with a useful boxroom and a 4 piece bathroom serving the upper apartments.

The specification includes both gas central heating & double glazing. EPC – Tbc. The picturesque gardens wrap around from front, side to rear, bounded by mature hedging for added privacy. An array of garden outbuildings are provided including a larger timber store which could easily be adapted to a very useable summer house. Ample private parking with the ability to turn is available within the driveway area to the front, whilst the garage to the side provides secure parking/storage.

Graeme Lumsden, Director/Valuer of BLACK HAY Estate Agents comments...

“ During my 30+ years within the property industry I have been lucky enough to view/market/sell a wide range of different styles of properties in an equally wide range of locations. Currently I live on the edge of The Galloway Forest and enjoy all that the countryside has to offer (including long/dark winters! – however star laden dark skies above). Rosewood, located on Monument Road ...it combines so much of the positive aspects of rural/country living in terms of its peaceful/picturesque setting which encourages one to relax, such an underrated pastime! Yet here it is ...nestling unobtrusively at No 77 Monument Road, just peaking out above its hedgeline. If you want a Country House in The Town ...buy Rosewood, it's a wonderful place to call home.”



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ROOM SIZES

RECEPTION HALL

16' x 7' 10"

(sizes of main area only)

LOUNGE

13' 11" x 17' 6"

(former size ext'd to 16' 6" into bay window)

DINING ROOM

14' x 17' 7"

(16' 6" to bay window)

TV/LIVING ROOM (Alt' 4th Bedroom)

13' 3" x 10' 9"

(former size to bay window)

BREAKFASTING KITCHEN

15' 5" x 9' 11"

CONSERVATORY

13' 3" x 11' 10"

BEDROOM 1

15' 5" x 11' 7"

BEDROOM 2

10' 11" x 14' 8"

(former size narrows to 8' 10")

BEDROOM 3

14' 7" x 15'

(sizes at widest points)

BOXROOM (Alt' Small Bedroom)

9' 1" x 6' 6"

BATHROOM No 1

8' 5" x 9'

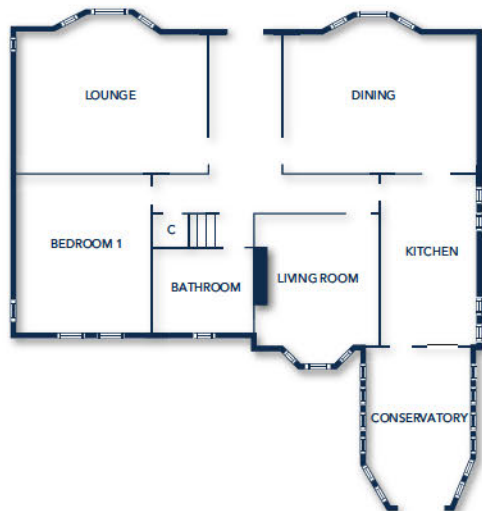
BATHROOM No 2

10' 1" x 11' 5"

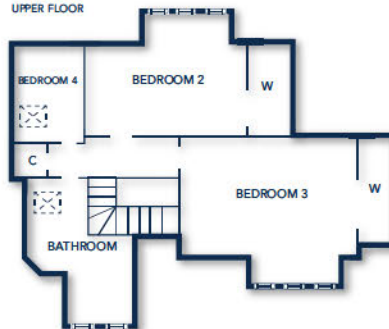
(Note: Irregular shape at widest points)

FLOORPLAN

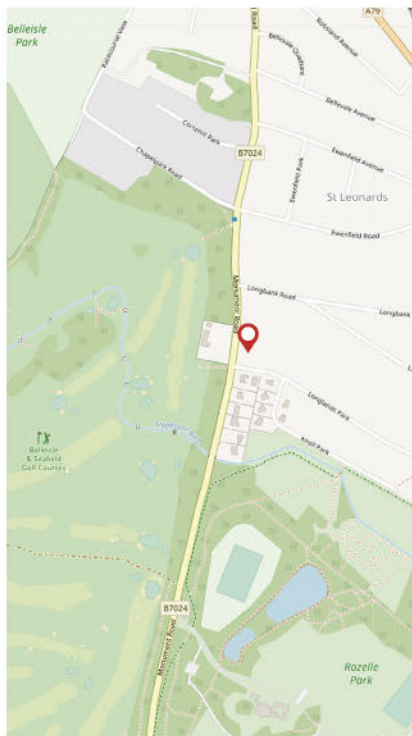
GROUND FLOOR



UPPER FLOOR



Floorplans are indicative only - not to scale.
Produced by Floor Plans Ltd



VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606 or outwith normal Office Hours our Call Centre is available 7 Days a Week on 0131 513 9477.

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