



**23 ALLOWAY**

AYR, SOUTH AYRSHIRE



## 23 ALLOWAY, AYR, SOUTH AYRSHIRE, KA7 4PY

**A charming house in the heart of Alloway village.**

Ayr 2 miles ■ Prestwick Airport 9 miles ■ Glasgow 36 miles

**Offers Over £195,000**

- 1 Reception Room. 3 Bedrooms. Kitchen. Bathroom. W.C.
- C Listed house in historic Alloway.
- Easily maintained garden.
- 2 small outbuildings.



**Galbraith**

Ayr  
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### SITUATION

23 Alloway is a delightful, terraced house situated opposite Burns Cottage and Museum in the picturesque historic village of Alloway in South Ayrshire. There is a post office with general store, pharmacy, coffee shop, gift shop and the village hall are in the close vicinity. Alloway Primary school located within walking distance as are the church, Burns Experience, the cricket and rugby club, Rozelle Park and Brig O Doon Hotel. Ayr has a variety of high street shops, bars and restaurants as well as many professional services and recreational facilities. The popular racecourse in Ayr hosts the Scottish Grand National and there are yachting marinas at Troon, Ardrossan and Largs. A number of Scotland's most famous Links golf courses including Royal Troon, Turnberry and Prestwick are close at hand. In addition to pleasant beach walks along the promenade and the nearby parks, there are some delightful river walks along the River Ayr including a deep wooded gorge ascending to a viewpoint known as Wallace's Seat.

Glasgow is easily accessible via the A/M77 and there is a regular train and bus service. Prestwick and Glasgow airports are 6.5 and 42 miles respectively.

### DESCRIPTION

23 Alloway is built over two storeys of solid brick with a white render finish under a red tiled roof. There is a small off street front garden leading to the entrance. The house comprises generously proportioned rooms, the living room has an open fire set in wooden fireplace, two arched alcoves with storage below, large under stairs storage cupboard and triple windows overlooking the front. The kitchen is off the living room and is fitted with wall and base units, electric cooker and space for fridge/freezer/washing machine etc. From the kitchen there is access to the rear of the property and a cloakroom/w.c. Also off the living room is a third bedroom or dining room which has an open fire and window overlooking the garden. Stairs from the hall rise to two double bedrooms both with feature fireplaces, one with walk-in cupboard and small shelved cupboard which share the family bathroom.

### ACCOMMODATION

Ground Floor: Living Room, Bedroom 3/Dining Room, Kitchen, w.c.

First Floor: 2 Bedrooms, Bathroom.

### GARDEN

The rear garden is mainly down to grass with some established shrubs and a patio area.

### Outhouse 1 (About 1.91m x 1.65m)

Brick built with tiled roof. Ideal for garden storage.

### Outhouse 2 (About 1.84 x 0.93m)

Brick built with tiled roof. Ideal for garden storage.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band E	D61	*FTTP	Yes

\*Fibre To The Premises is available.

### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>  
There is no risk of flooding according to SEPA flood maps.

Dining Room/Bedroom 3



Bedroom



Bedroom



Bathroom





### ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The property has a shared right of access along the lane (between number 17 and 21 Alloway).

### DIRECTIONS

From the railway station follow the one way system down Parkhouse Street, turn left onto Beresford Terrace, then along Carrick Road/Monument Road towards Alloway. On entering the village, number 23 is on the left hand side opposite Burns Cottage.

### POST CODE

KA7 4PY

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///expect.plans.dined

### SOLICITORS

Gillespie MacAndrew, 163 West George Street, Glasgow, G2 2JJ

### LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.





**ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

**HEALTH & SAFETY**

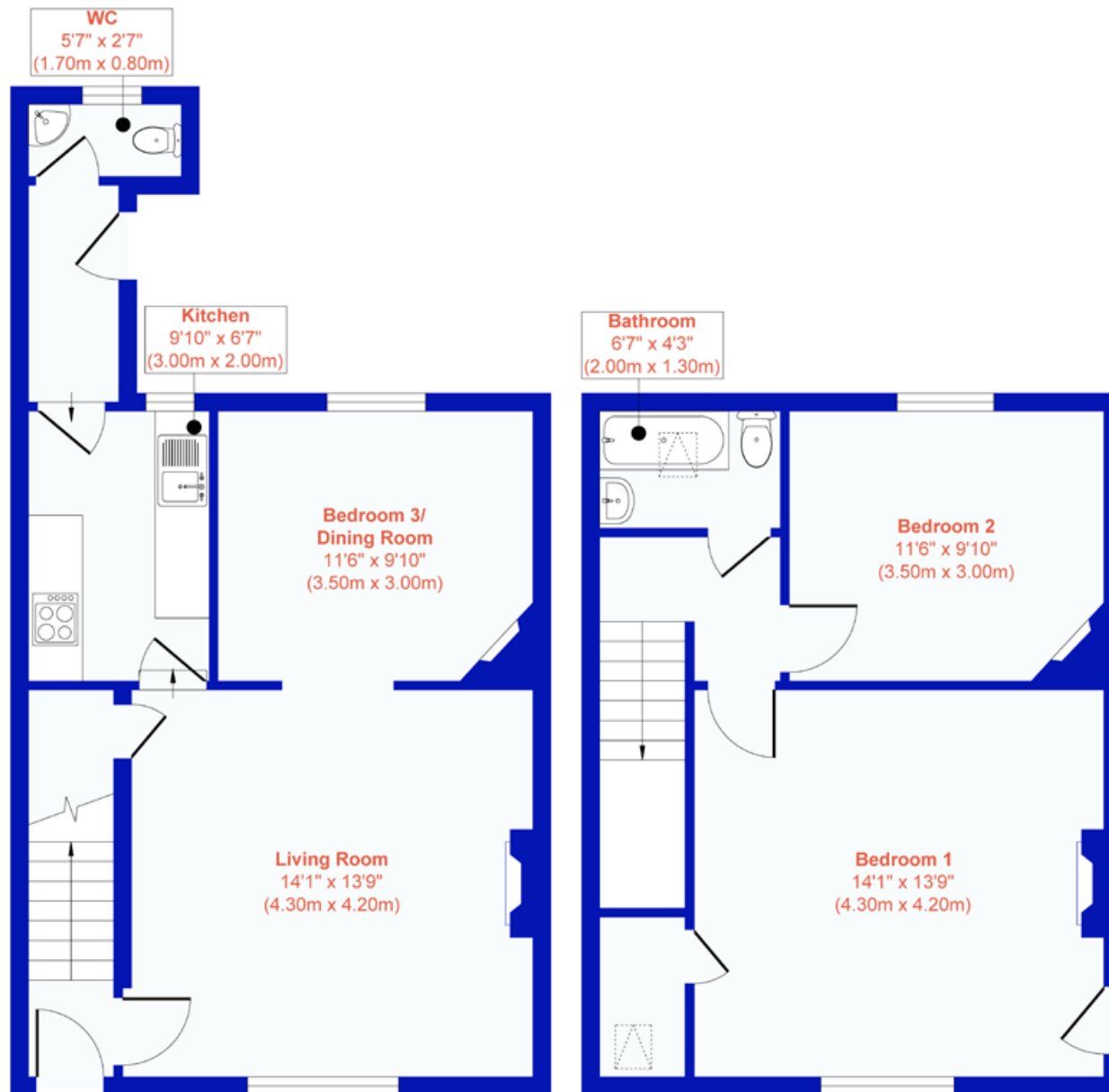
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025.



# 23 Alloway, Ayr, South Ayrshire, KA7 4PY



Ground Floor  
Approximate Floor Area  
488 sq. ft  
(45.40 sq. m)

First Floor  
Approximate Floor Area  
446 sq. ft  
(41.44 sq. m)

**Approx. Gross Internal Floor Area 934 sq. ft / 86.84 sq. m**

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property





**Galbraith**



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