



BLACK HAY

SOLICITORS & ESTATE AGENTS

Trevona
12 Cambusdoon Drive
Alloway
Ayr
KA7 4PL

Offers Over £495,000

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TREVONA – Discreetly set within most admired Cambusdoon Drive, one of Alloway's most highly regarded residential locales, where one can appreciate individually styled homes, set amidst larger more appealing garden grounds, from their wider "Avenue" setting.

This desirable home will perhaps be of particular appeal to the client seeking a Detached Bungalow style home which combines flexibility of use in terms of the accommodation, presently featured over two levels, & the option to entertain using its well-proportioned apartments.

Trevona has been a much loved home for its present owner however it would now benefit from modernisation, hence the competitive price allowing scope for the successful purchaser to re-spec' to their own style/budget. Some buyers may be attracted with Trevona's development potential, as seen with some nearby homes/gardens which have been extensively redeveloped – subject to the required planning permission etc.

Trevona retains considerable character & charm with a welcoming/comfortable feel from its well-proportioned accommodation which comprises - ground floor, reception hall, lounge, dining room, kitchen, 2 bedrooms, main bathroom (shower room adj'), utility area, sun/garden room. Whilst on upper level, 2 very spacious bedrooms (Nos 3 & 4) which offer flexibility of use (one could envisage an upper living/family room enjoying picturesque garden views) whilst a central upper bathroom serves these bedrooms.

The current specification includes gas central heating whilst glazing is predominately older style single, some secondary glazing. An attached double garage (with integral access) sits beyond the circular private driveway. The private gardens are well established with Trevona centrally positioned on the plot to enjoy a sizeable area both to the front & rear.

Graeme Lumsden, Director/Valuer of BLACK HAY Estate Agents comments – "Celebrating my 30th Year within the estate agency industry I still take great joy from marketing a home which has clearly been much loved & enjoyed by its owner.

Trevona ticks many of the boxes for those more demanding buyers who are purchasing a quality home in this particular price range... however it also offers the successful purchaser the opportunity perhaps to add their particular character into Trevona and take it forward through several decades, whether by re-styling or redeveloping.

Whatever the New Owner chooses to do they will appreciate that they begin with what has clearly been a quality home in one of Alloway/Ayr's most highly regarded locales... they also secure the rare opportunity to own a home/location where every time they enter their driveway & open their door there is a comforting sense of joy. In my humble view, it's what a Home should be... a place of joyful memories."





RECEPTION HALL (excl' recess)	12' 3" x 12' 10"
LOUNGE (former size to window recess)	19' 2" x 15' 7"
DINING ROOM (former size to window recess)	16' 2" x 17' 11"
KITCHEN	10' 1" x 15' 6"
BEDROOM No 1 (latter size excl' wardrobes)	11' 11" x 11' 6"
BEDROOM No 2 (former size to window recess, latter size excl' wardrobes)	15' 4" x 11' 6"
UPPER HALLWAY	5' 6" x 11' 10"
BEDROOM No 3 (main area only – partially coombed ceiling)	15' 4" x 16' 6"
BEDROOM No 4 (excl' wardrobes & recess – partially coombed ceiling)	15' 5" x 11' 2"
BATHROOM (sizes to T-shape)	9' 6" x 9' 7"
SHOWER ROOM (sizes to L-shape)	9' 6" x 7' 7"
UPPER BATHROOM	9' 5" x 8' 7"
SUN/GARDEN ROOM	7' 9" x 17'
UTILITY AREA (approx' size of main area only)	5' 9" x 7' 4"
DOUBLE GARAGE	19' 8" x 17' 10"

ENTRANCE/HALL - Access via broad twin arched storm doors through angular main door entrance onto vestibule with door ahead leading onto most welcoming and particularly spacious reception hall. Access from here to ground floor apartments whilst banister staircase concealed off the reception hall to side leads to upper apartments. Display feature alcove to rear with decorative timber panelling. Timber finishes on doors, skirtings and facings. Feature wall lighting. Coving.

LOUNGE - A well proportioned formal public room, presently serving as the lounge with broad shallow bay window to the front and further display window to the side. Main wall has stylish circa' 1930's period tiled fireplace, twin display eye-level alcoves either side with concealed lighting. Feature wall lighting. Coving.

DINING ROOM - To the front, of spacious entertaining proportion, this formal dining room features focal point broad/shallow bay window to the front. Main wall has decorative period tiled fireplace, display alcove cupboard adjacent. Useful serving hatch facility through to separate kitchen. Feature wall lighting. Coving.

KITCHEN - To the rear with secondary glazed windows overlooking the rear garden. The kitchen presently features an earlier vintage modern kitchen, generous array of base/wall mounted units in "limewash" finish, co-ordinating tiled worktops over with inset one and a half bowl sink, integrated appliances of mixed vintage, 4-ring electric hob, stainless steel oven, low-level microwave, low level fridge & separate freezer. Twin storage cupboards on far wall (one featuring the central heating system). Door onto rear corridor hallway, which leads past secondary entrance door sited between the garage and main house, further door beyond leads onto enclosed "dated" sun room with integral access from here into the attached double garage.

BEDROOM No 1 - To the side behind the lounge. Of double proportion with secondary glazed windows to side. Fitted wardrobe storage on opposite wall. Feature wall lighting. Coving.

BEDROOM No 2 - Larger double bedroom attractively positioned to the rear with broad secondary glazed shallow bay window overlooking picturesque enclosed rear gardens. Fitted wardrobe storage provided with dressing table. Feature wall lighting. Coving.

MAIN BATHROOM - Off the reception hall to rear, the main bathroom features a mostly period circa' 1930's pink suite (more modern low wc set) with Art Deco style bath and substantial wash-hand basin, contrasting wall tiling with matching border tiles to co-ordinate with suite. Shower over bath with curtain. Secondary opaque glazed window to the rear. Chrome finish heated towel rail.

SHOWER ROOM - Adjacent to the main bathroom, perhaps previously a cloakroom, this area adapted for easy-access shower. Chrome finish heated towel rail. Secondary glazed window to the rear. Extractor fan. Coving.

UPPER HALLWAY - Access gained by discreetly positioned staircase off the reception hall, on lower landing cloaks hanging facility to side, display window to the front. The staircase from here leads to the upper hallway off which bedrooms 3 & 4 are located. Velux window provides additional natural light.

BEDROOM No 3 - With larger velux window to rear, this room of very generous proportion, offering flexibility of use. Fitted wardrobe storage to side.

BEDROOM NO 4 - On upper level with larger velux window to front. This room also offering flexibility of use, presently as a 4th bedroom with fitted wardrobe storage to the side. Recess to side has door leading onto remaining eaves/attic area.

UPPER BATHROOM - Serving bedrooms No 3 & 4, this good sized bathroom has velux window to the front providing natural light. Three piece "dated" coloured suite with shower handset over bath.

UTILITY/SUN ROOM - Situated within rear extension, accessed from the kitchen. A walk-through utility area/corridor, glazing providing natural light/views & skylight over. Plumbing for washing machine, useful storage cupboard. Secondary entrance/exit door to the front (between garage and main house). From the utility area 2 steps lead to a lower-level area which seems to have been utilised as a sun or garden room however it is "dated" in appearance, single glazing overlooks rear garden whilst door leads onto same. Three storage cupboards located off here.

DOUBLE GARAGE - A semi-attached double garage features broad (remote control) up 'n' over door (note: purchasers are advised to check their vehicle/s will fit). Light & power provided. Single glazed windows to the side.

GARDENS - The property is set amidst a substantial plot/garden, well established with lawned areas both to the front and rear, the front also incorporating a circular tarmac driveway which allows easy access/exit for vehicles. The rear garden area particularly attractive with generous mature screening via established trees/ conifers etc.





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REF: DRM 118/16 (11/16)

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