

Marchfield Quadrant

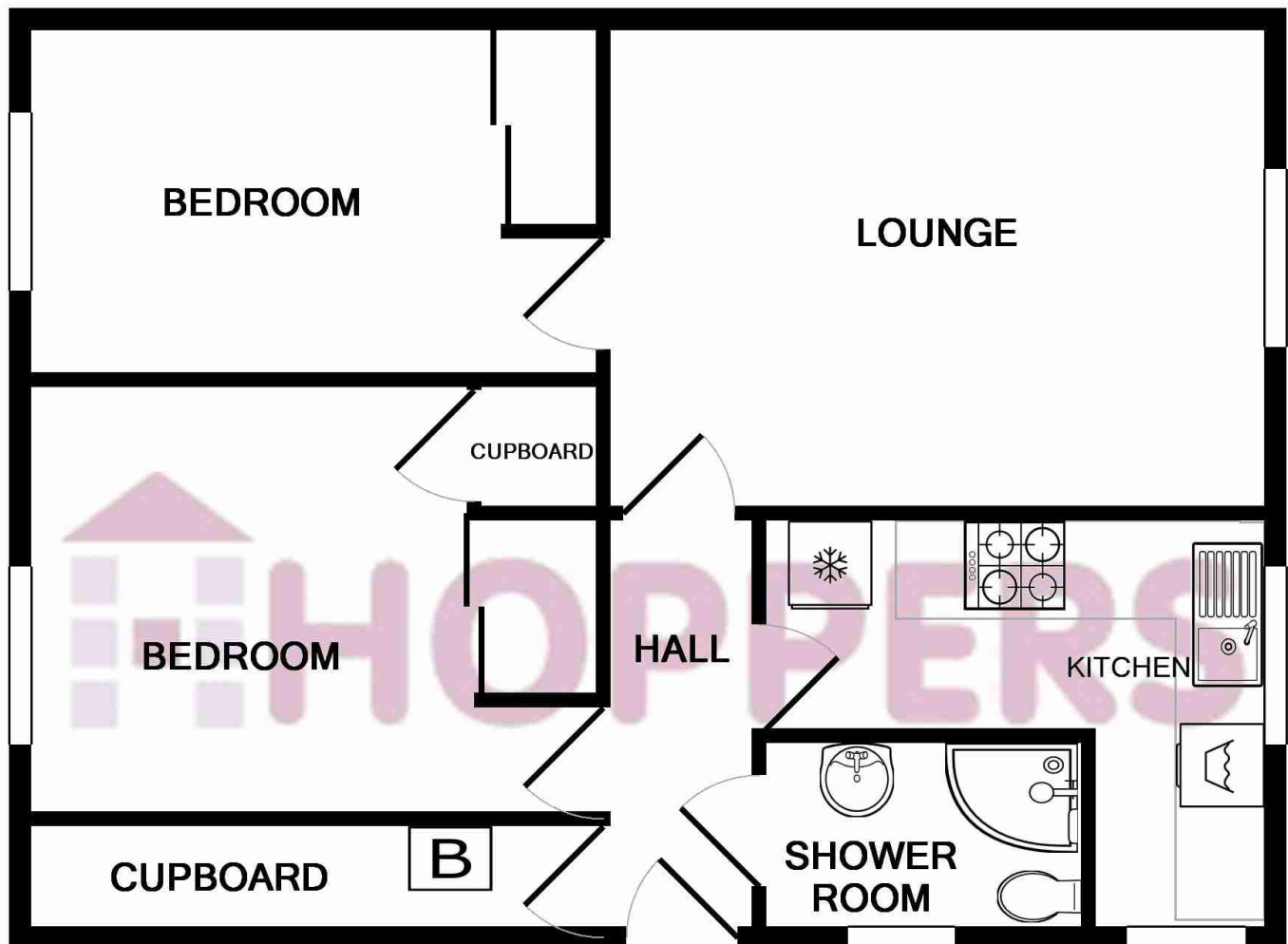
Ayr, KA8

Offers over £75,000



Ground floor flat situated on Marchfield Quadrant, Ayr with hall, lounge, kitchen, 2 bedrooms & shower room. Double glazed with GCH, gardens to front & rear, driveway. Convenient location close to schools, transport links and local amenities.



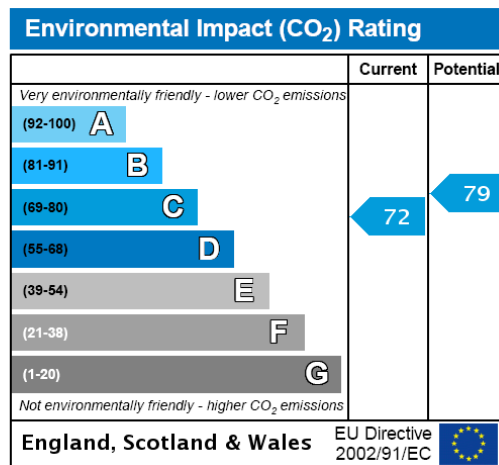
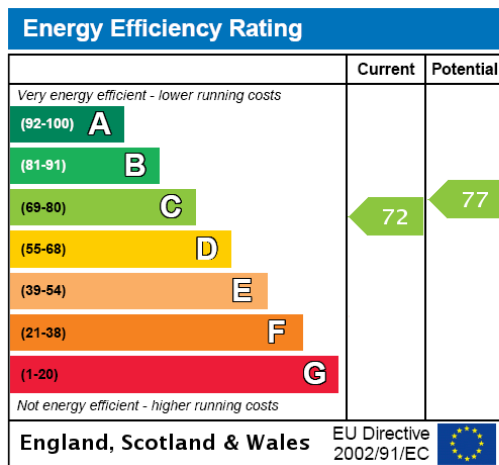


TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M.)

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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38 Marchfield Quadrant, Ayr, KA8 8PE

Hoppers Estate Agency are pleased to present to the market this ground floor flat situated on Marchfield Quadrant, Ayr. Comprising hallway, lounge, fitted kitchen, 2 double bedrooms and shower room. The property is fully double glazed with gas central heating, there is gardens to the front and rear and driveway providing off-street parking. Convenient location situated close to schools, transport links and local amenities.

HALLWAY: 11'4 x 3'4 approx. With fitted carpet, double radiator and large storage cupboard with gas central heating.

LOUNGE: 14'0 x 11'8 approx. Spacious bright lounge with laminate flooring. front facing double glazed window and 2 x double radiators.

KITCHEN: 11'1 x 11'4 approx. L-shaped fitted kitchen with wall and base units, stainless steel sink and monochrome tap, and gas cooker. With tile effect vinyl flooring, single radiator and, front and side facing double glazed window.

BEDROOM 1: 12'11 x 10'1 approx. Double bedroom with laminate flooring, rear facing double glazed window and double radiator. With fitted wardrobe with sliding doors and storage cupboard.

BEDROOM 2: 12'11 x 8'5 approx. Double bedroom with laminate flooring, rear facing double glazed window and double radiator. With fitted wardrobes with sliding doors.

SHOWER ROOM: With white suite comprising WC, wash hand basin and shower cubicle. Fully tiled throughout with heated towel rail, ceiling spotlights and front facing frosted double glazed window.

EXTERNAL:

FRONT GARDEN: Easily maintained front garden mainly laid to lawn with driveway providing off-street parking.

REAR GARDEN: Fenced garden mainly laid to lawn with border plants, paved path and wooden garden shed.

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



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