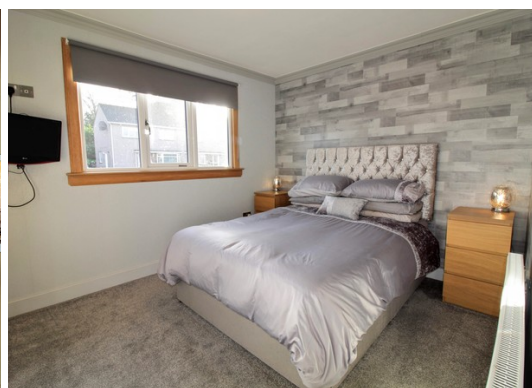
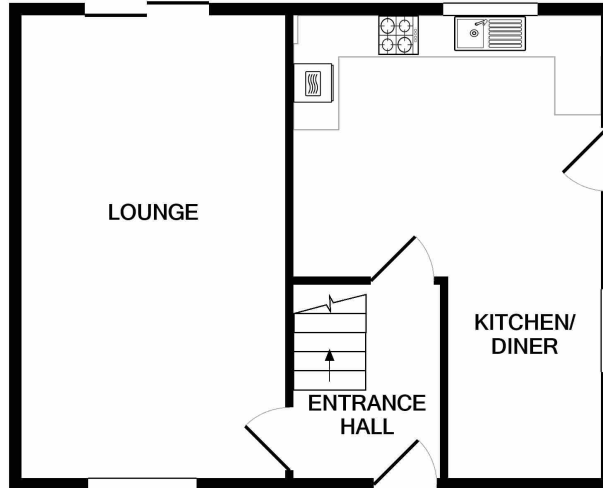


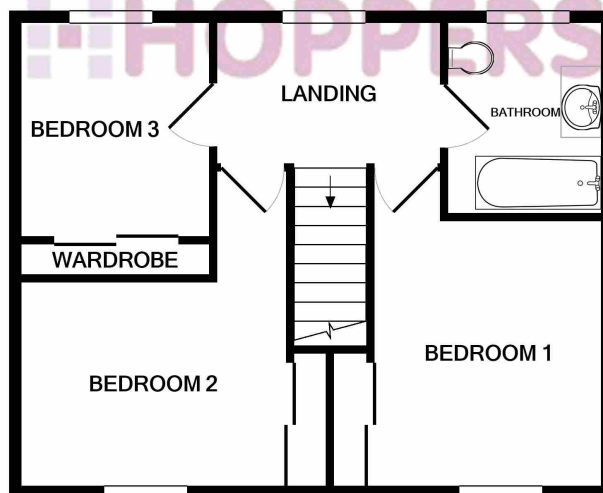


A well presented 3 bedroom semi villa in a popular area of Ayr. Comprising lounge, kitchen-diner, 3 bedrooms and family bathroom. With front & rear gardens, driveway and garage. Viewings encouraged.





GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)

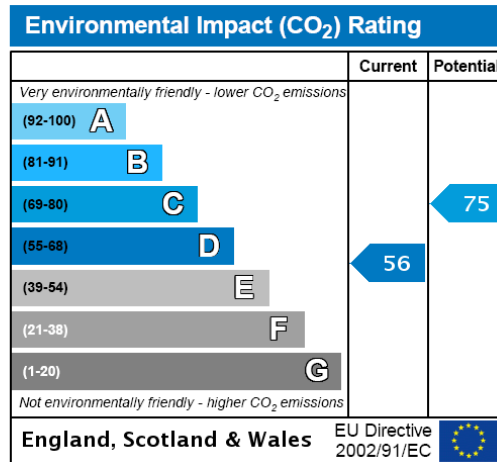
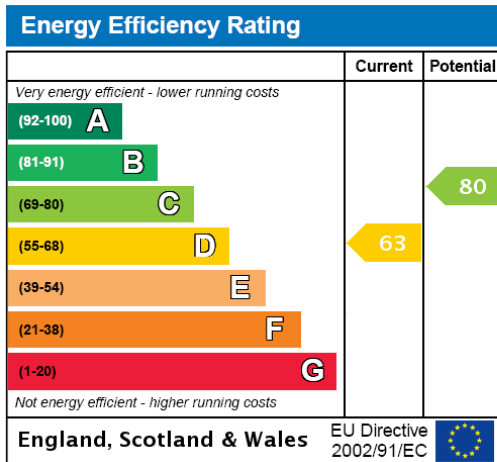


1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.1 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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40 Treebank Crescent, Ayr, KA7 3NF

Hoppers Estate Agency are delighted to market this well presented 3 bedroom semi villa in a popular area of Ayr. Comprising lounge, kitchen-diner, 3 bedrooms and family bathroom. With front and rear gardens and off street parking for multiple cars and garage. This property would suit a variety of purchasers, in particular first time buyers. Viewings are encouraged.

Internally, the property is well presented and in move-in condition. On entrance is a welcoming hallway with stairs ahead. On the left is the lounge, a spacious and bright front facing room with dual aspects to the front and rear. With neutral, tasteful decor and modern fireplace, as well as sliding door access to the rear garden. The spacious kitchen-diner is at the rear; with wall and base units providing ample storage and worktop space, as well as room for family dining.

On the upper floor are 3 bedrooms; the 2 front facing rooms are good sized doubles with fitted storage, while the third is a single sized, rear facing room with fitted storage. The attractive family bathroom is spacious with modern suite.

Externally, there is a neat front garden with driveway and garage. At the rear is a large garden over 2 levels, fully enclosed with a paved area ideal for outdoor furniture and a lawn with garden shed.

DIMENSIONS

Lounge: 10'11x18'10 approx.

Kitchen-Diner: 12'7x18'3 (at widest points) approx.

Bedroom 1: 9'4x10'10 approx.

Bedroom 2: 11'0x9'5 approx.

Bedroom 3: 7'10x8'10 approx.

Bathroom: 6'4x8'0 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788.

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