

Beech Grove

Ayr, KA8

Offers over £110,000

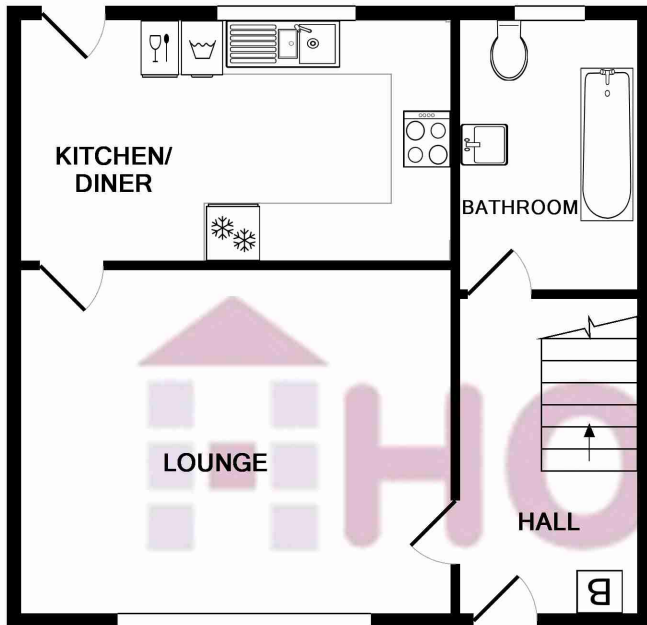


A spacious villa with an open outlook to the rear, with hall, lounge, fitted dining kitchen, 3 double bedrooms and family bathroom. Fully double glazed with gas central heating, off street parking for 2 cars, and a large rear garden.

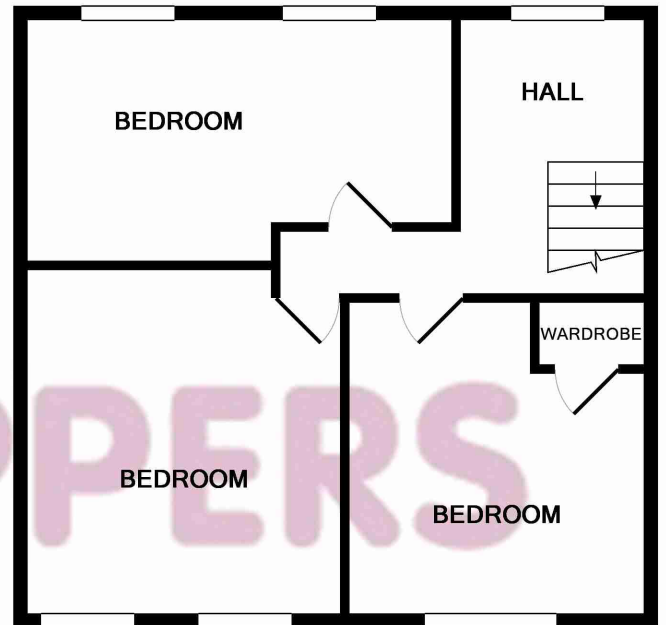


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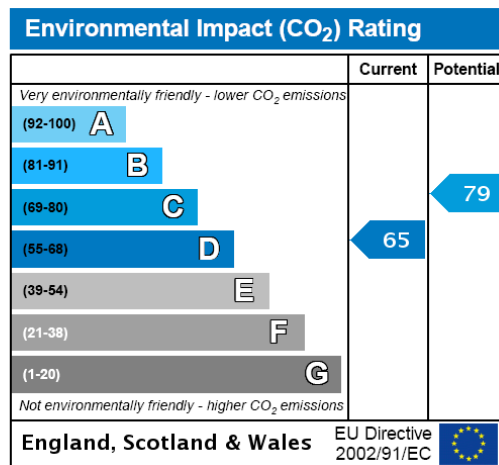
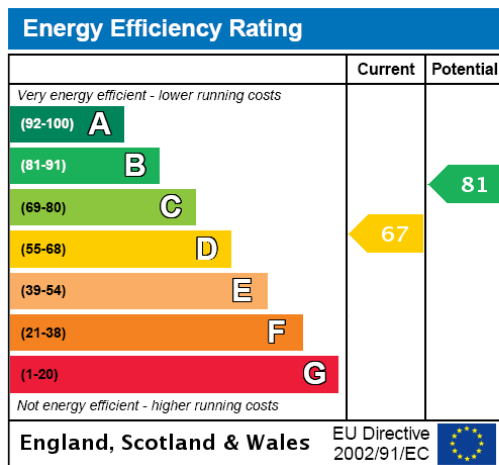
GROUND FLOOR



1ST FLOOR

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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4 Beech Grove, Ayr KA8 0HN

Hoppers Estate Agency are pleased to present this spacious villa with an open outlook to the rear, with hall, lounge, fitted dining kitchen, 3 double bedrooms and family bathroom. Fully double glazed with gas central heating, off street parking for 2 cars and a large rear garden. Situated in the popular area of Craigie close to local schools and amenities. Demand for properties within this sought after residential location remains extremely high, therefor early viewing is recommended.

HALL: 11'2 x 6'7 approx. There is a broad hall with oak laminate flooring and a radiator. The wall mounted gas central heating boiler is located in the hall, and there is a staircase with neutral fitted carpet.

LOUNGE: 15'1 x 12'2 approx. The bright lounge has a large front facing window, oak laminate flooring, and a radiator.

DINING KITCHEN: 15'1 x 8'10 approx. The dining kitchen has a rear facing window and a rear facing door to the garden, tile effect vinyl flooring and a radiator, The kitchen is partially tiled, and fully fitted with beech wall and base units with ebony high gloss worktops and a stainless steel 1 1/2 sink. There is a stainless steel electric hob with a matching hood and splash-back, and an integrated electric double oven.

BATHROOM: 9'7 x 6'6 approx. The attractive bathroom has a rear facing window, tiled floor and chrome heated tile rail. The bathroom is fully tiled with limestone tiles, and has ceiling spotlights and a white suite comprising a WC, a wall hung washbasin, and a bath with an electric shower and screen.

LANDING: 8'4 x 10'3, then 5'3 x 2'7 approx. There is a broad landing with a rear facing window, a neutral fitted carpet, and access to the loft, which is partially floored for storage.

BEDROOM 1: 11' x 10'6 approx. The double bedroom has a front facing window, fitted carpet and a radiator. There is also a large shelved cupboard with a hanging rail.

BEDROOM 2: 13'3 x 11' widening to 12'2 approx. The double bedroom has 2 front facing windows, fitted carpet and a radiator.

BEDROOM 3: 15'5 x 7'4, widening to 8'10 approx. The double bedroom has 2 rear facing windows, fitted carpet and a radiator.

EXTERNAL:



FRONT GARDEN: There is a low maintenance front garden which is laid to beige chips with a paved path, providing a paved and chipped drive with space for 2 cars.

REAR GARDEN: There is a large fenced garden, backing onto a small park, with an area laid to grey chips and a paved patio. There is also a lawn, and a concrete area with a garden shed.

EXTRAS INCLUDED IN SALE: All floor coverings, blinds and some light fittings.

VIEWINGS: Strictly by appointment through Hoppers Estate Agency, Telephone 01292 477788.

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