

Fotheringham Road

Ayr, KA8

Fixed price of £245,000

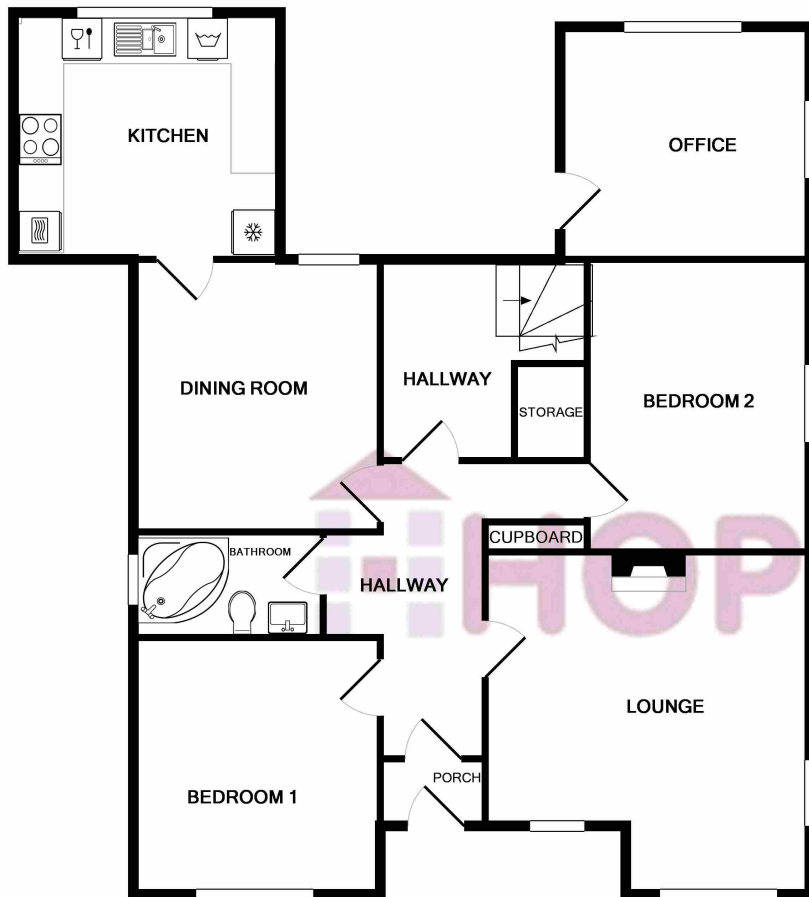


An immaculate, detached family home in a quiet residential area. The ground floor comprises 2 bedrooms, lounge, kitchen, dining room & home office, while upstairs there is a third bedroom and a lounge with kitchen area/bedroom 4. With impressive, large gardens, off street parking, GCH & DG.

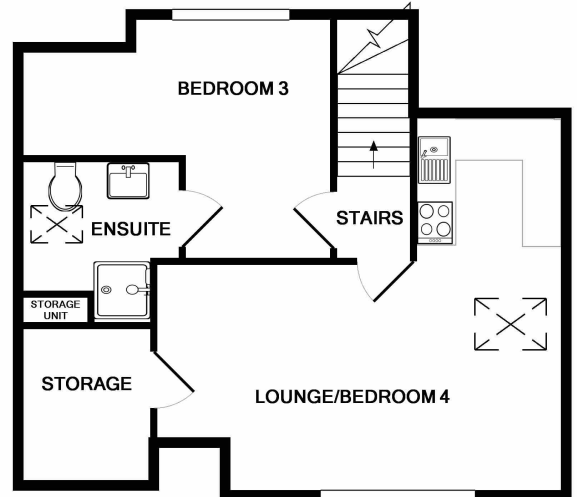


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GROUND FLOOR
APPROX. FLOOR
AREA 1135 SQ.FT.
(105.4 SQ.M.)

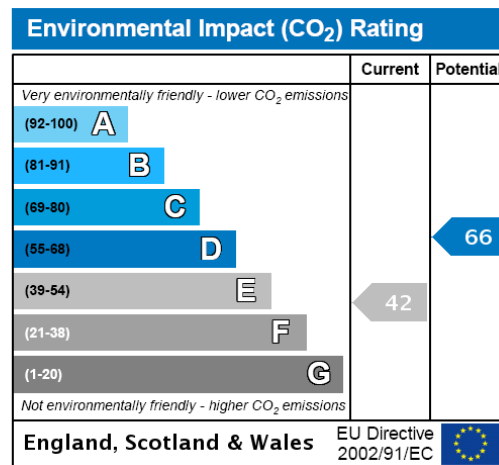
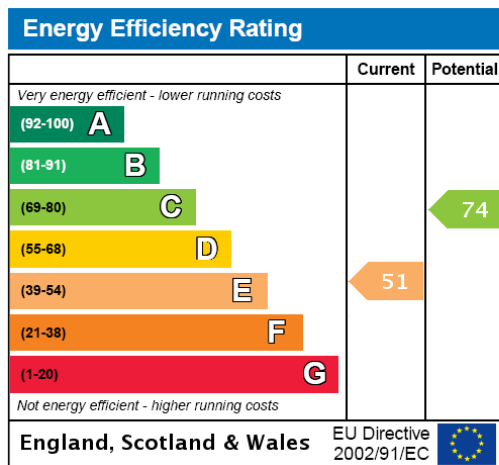


1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1642 SQ.FT. (152.5 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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25 Fotheringham Road, Ayr, KA8 0EY

Hoppers Estate Agency are delighted to present to the market this charming, traditional detached bungalow in a quiet residential area. This unique family home offers immaculate, spacious accommodation which has been stylishly decorated and modernised throughout whilst retaining many original features. The property offers flexible accommodation which would suit a variety of buyers. With a large lounge, dining room, kitchen, two double bedrooms, bathroom and home office on the ground floor, the spacious converted attic comprises double bedroom with en-suite, and second spacious lounge with kitchen area/bedroom 4 and walk in eaves storage. The property boasts a large and beautifully maintained garden to the rear, containing several fruit trees, large lawn, summerhouse and external brick built shed with light and power. The property also offers off street parking, GCH and double glazing throughout.

In a quiet location but centrally located, Fotheringham Road is within easy access of Ayr Town Centre, the train and bus stations, Ayr College and the beach. The property is also within close proximity of the River Ayr walks, University of West of Scotland and the newly built Ayr Academy.

ENTRANCE AND HALL: A tiled porch leads to a welcoming hallway, with bright, neutral decor and solid oak flooring. Ahead, a doorway leads to a second rear hall with a staircase leading to the upstairs rooms. There is an under stair cupboard offering good storage and a double glazed door ahead leading to the rear garden.

LOUNGE: 16'7x14'11 approx. This welcoming lounge offers space and flexibility. Nicely presented with tasteful decor, fitted carpet and attractive living flame gas fireplace, the impressive high ceilings accentuate the space, and 3 windows, one side facing and two front facing, brighten the room.

KITCHEN: 12'3x11'4 approx. The large kitchen offers a good amount of storage and worktop space, as well as integrated appliances comprising electric hob with hood, double oven, dishwasher and washing machine. Well presented with tiled flooring and partially tiled walls, there is a large picture window with views of the rear garden and a side facing window overlooking the patio.

DINING ROOM: 11'4x12'1 approx. This charming room is bright and neutrally decorated with light walls and solid oak flooring. With room for a large dining table, this space is ideal for family or formal dining.

BEDROOM 1: 11'4x11'10 approx. (excluding fitted sliderobes) This good sized double bedroom is presented with stylish decor and fitted carpet. A large front facing window brightens the room, and there is a double mirrored wardrobe offering good storage.

BEDROOM 2: 10'3x12'0 approx. The second double bedroom is nicely decorated with predominantly neutral decor



and fitted carpet. There is a side facing window and an alcove to the right on entry with shelving and cupboard.

BATHROOM: 8'9x5'4 approx. This modern bathroom offers neutral decor with fully tiled walls & flooring and white suite comprising corner jacuzzi bath with integrated shower fitting, toilet and wash-hand basin. There is a side facing double glazed, patterned glass window and heated towel rail to the right on entry.

OFFICE: 11'6x10'8 approx. Accessed via the rear garden, this is good sized space currently in use as an office, but could equally be used as a play room for families with children, or a sunny garden room.

FIRST FLOOR: The upper floor is ideal for elderly relatives, older children or visitors. Alternatively there is potential to create a 4th bedroom with en-suite in the upstairs lounge/kitchenette.

LOUNGE/KITCHEN AREA/BEDROOM 4: 18'5x11'4 (lounge) & 7'6x9'0 (kitchen) approx. This impressive upstairs space is neutrally decorated throughout with light walls and fitted carpet. A large front facing window and velux window to the side brighten the room, and a large walk-in eaves cupboard offers excellent storage space. The kitchen is well proportioned, with room for a dining table for two, there is also an electric hob & hood and stainless steel sink with drainer and mono-tap as well as space for a washing machine, fridge and freezer.

BEDROOM: 11'8x12'3 (including under eaves space) approx. This attractive double bedroom is tastefully presented with neutral decor and fitted carpet. There is a rear facing double glazed window overlooking the garden, and extra space under the eaves which could hold a desk and chair or be used as storage.

EN-SUITE: 7'4x5'7 approx. This convenient en-suite shower room is neutrally decorated with fully tiled walls and flooring, and a white suite comprising wash-hand basin and toilet. There is a corner shower cubicle, and a built in vanity unit with storage underneath.

EXTERIOR: The property is very well kept externally and offers spacious grounds to the front and rear. There is room at the right-hand side of the property for a good sized garage, and on the left there is access to a brick built shed with light and power. Additionally there are covered power points to the front & rear, sensor lighting to front, side & rear, and an external tap to the rear.

FRONT GARDEN: With a mono blocked driveway suitable for two cars, there are double gates ahead on entry accessing the rear garden. There is a neat lawn bordered by privet hedge, and another gated area to the left of the house offering access to the shed and an outdoor storage area.

REAR GARDEN: The impressive, private rear garden is a key feature of this property. South-west facing and beautifully maintained, there is a large lawn bordered with various flowering plants and bushes in good seasonal condition. The garden also contains several fruit trees and a good sized summerhouse. There is a sunny patio area perfect for garden furniture and outdoor entertaining and to the right there is access to the brick built shed.

Additional Details:

This property has been fitted with smoke and carbon monoxide detectors which would enable a buy-to-let purchaser to rent it out should they wish to do so.

Following the Home Report dated July 2017, all window seals have been replaced.

Negotiable Extras: Some appliances/furniture may be available with the sale of house. Details to be clarified with Hoppers/Property Owner.

Viewings strictly by appointment through Hoppers Estate Agency - 01292 477788



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