

Thistle Walk

Ayr, KA7

Fixed price of £85,000

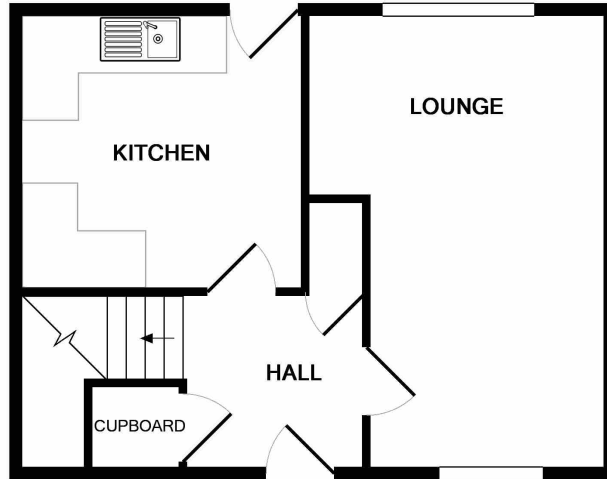


End terrace 2 bedroom villa in Kincaidston, Ayr. With 2 double bedrooms, spacious lounge kitchen, family bathroom and front and rear gardens. With GCH, double glazing and residents parking.

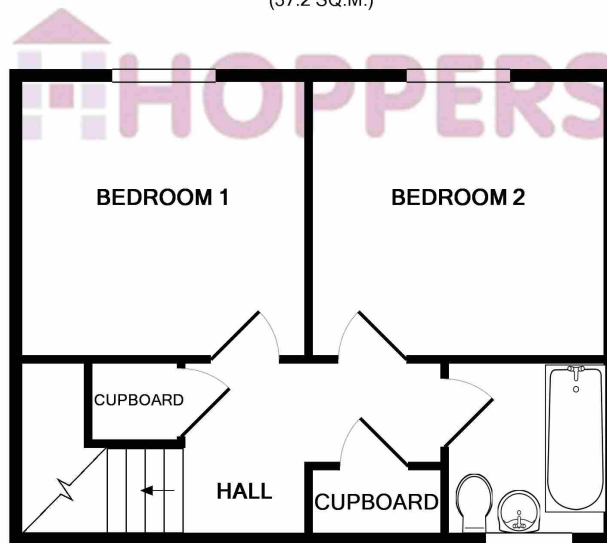


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GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)





1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 801 SQ.FT. (74.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

2 bedroom end terrace villa in the Kincaidston area of Ayr. The property offers spacious accommodation comprising 2 double bedrooms, large lounge, kitchen and family bathroom. With front and rear gardens, GCH and double glazing. The property would benefit from some upgrading in areas but for the right buyer would make an ideal buy-to-let investment or first time purchase.

On entrance is a newly carpeted hallway with two good sized storage cupboards and stairs to the left. To the right is a spacious lounge, again newly carpeted, with front and rear windows, and ample space for lounge furniture. The kitchen is ahead on entry, neutrally decorated with white wall and base units and wood effect flooring. The kitchen leads to the rear garden.

On the first floor are two good sized, rear facing double bedrooms, and a fully tiled family bathroom with grey suite comprising bath with shower above, wash-hand basin and toilet. There are two further good sized storage cupboards on the first floor, one deep cupboard next to the bathroom and another above the stairs.

The exterior of the property is easily maintained in it's current state but also offers good potential for landscaping or development. The front of the property is fenced and fully laid to red chips, while the walled rear garden is predominantly paved with areas of chips, built in planters and a garden shed.

DIMENSIONS

- Lounge: 17'8x11'7 (narrowing to 9'3) approx.
- Kitchen: 11'0x10'9 approx.
- Bedroom 1: 11'3x10'10 approx.
- Bedroom 2: 11'6x10'10 approx
- Bathroom: 6'3x6'4 approx.

The property is ideally located for access to Ayr Town Centre, there are public transport links nearby as well as a local nursery and primary school.

Extras: All floor coverings, blinds and light fittings.

Viewings strictly by appointment through Hoppers Estate Agency. Tel: 01292 477788

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