

Overmills Road

Ayr, KA7

Offers over £170,000

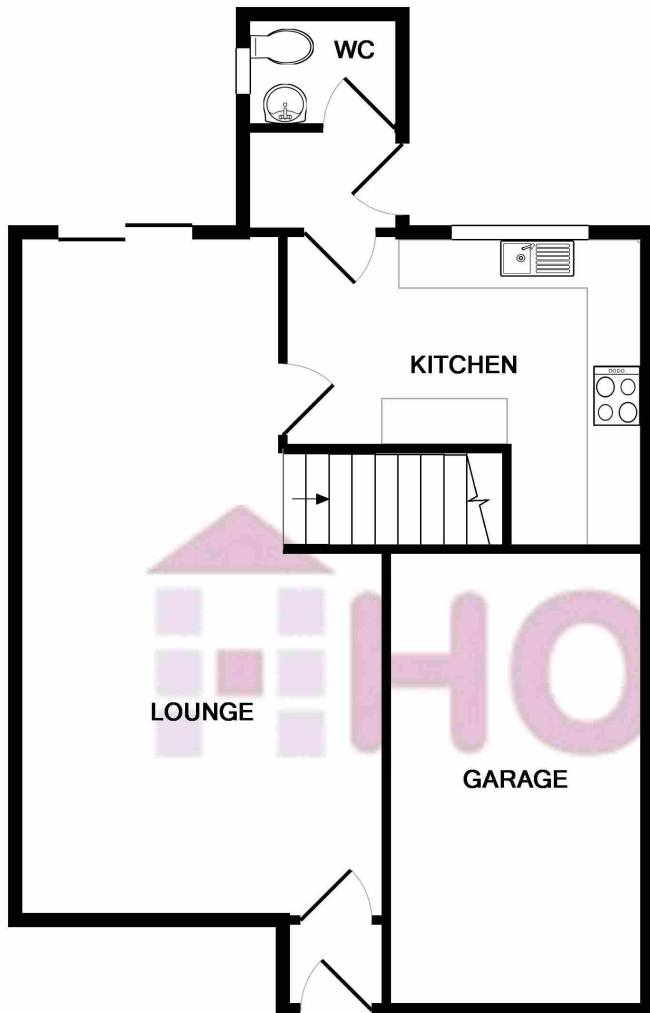


A 3 bedroom detached villa in a sought after area of Ayr. Comprising large lounge, kitchen, 3 double bedrooms, one with en-suite, bathroom and WC. With garage, driveway, and front and rear gardens. With GCH and double glazing throughout.

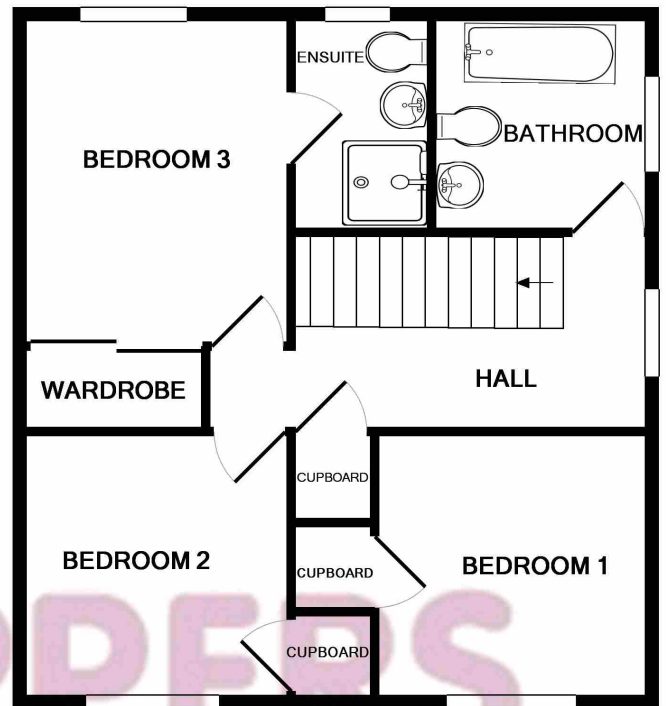


HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
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GROUND FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.8 SQ.M.)



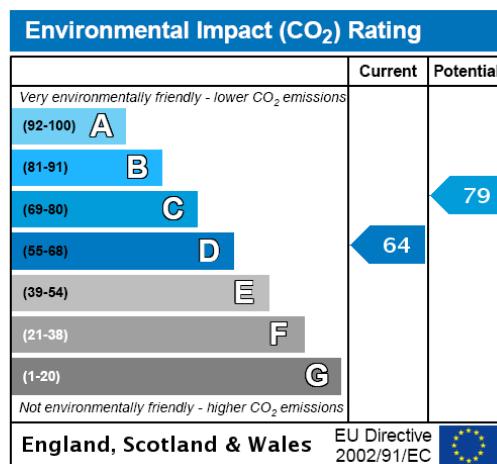
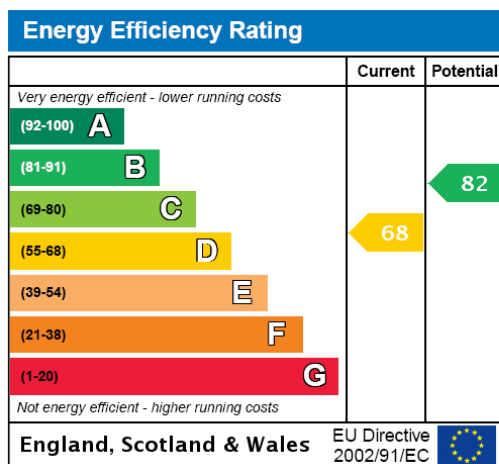
1ST FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1120 SQ.FT. (104.1 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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91 Overmills Road, Ayr, KA7 3LH

Hoppers Estate Agency are pleased to market this spacious 3 bedroom detached villa in a sought after area of Ayr. Comprising a large lounge, kitchen, 3 bedrooms, one with en-suite, bathroom & WC, as well as attached garage and front and rear gardens. Viewings highly recommended.

Overmills Road is a popular and well kept housing development. Close to Ayr Town Centre as well as being a short drive from Heathfield retail Park. The A77 is close by offering quick access into Prestwick and beyond.

The property itself is deceptively spacious, with a large bright lounge with dual aspects to the front and rear. Sliding rear doors offer access to the rear garden, and the kitchen is off to the right. The kitchen is of a good size, with bright neutral decor and wall and base units offering good worktop and storage space. The kitchen would benefit from some upgrading, but is functional in it's current condition. The kitchen also provides rear access to the attached garage, and off the kitchen is a cloakroom and WC.

On the upper floor is a bright hallway, with 3 double bedrooms off. Bedrooms 1 & 2 are carpeted, with neutral decor and are both front facing. Both contain a fitted storage cupboard. Bedroom 3 is slightly larger, rear facing with fitted wardrobe and en-suite shower room. The shower room is of a good size with white suite and shower cubicle. Also on the upper floor is the bright family bathroom comprising bath, toilet and wash-hand basin.

EXTERIOR

The front garden has been partially monoblocked to create a large driveway with a lawn to the side. A pathway leads to the rear garden; fully enclosed and laid to lawn. The rear garden would benefit from some maintenance, but with a little work would be reasonably sized with lawn and patio area. It would also make a good project for those wishing to develop or landscape.

DIMENSIONS

Lounge: 12'10 (narrowing to 9'3)x23'9 approx.

Kitchen: 12'7x11'11 approx.

WC: 5'0x3'11 approx.

Bedroom 1: 9'7x9'4 approx.

Bedroom 2: 9'6x9'4 approx.

Bedroom 3: 9'5x11'10 approx.

En-Suite: 4'11x7'10 approx.

Bathroom: 7'2x7'10 approx.

INCLUDED IN SALE

HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX

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All floor coverings, light fittings and window blinds.

VIEWINGS

Strictly through Hoppers Estate Agency. Tel 01292 477788.

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