

Glenmuir Road

Ayr, KA8

Offers over £53,500

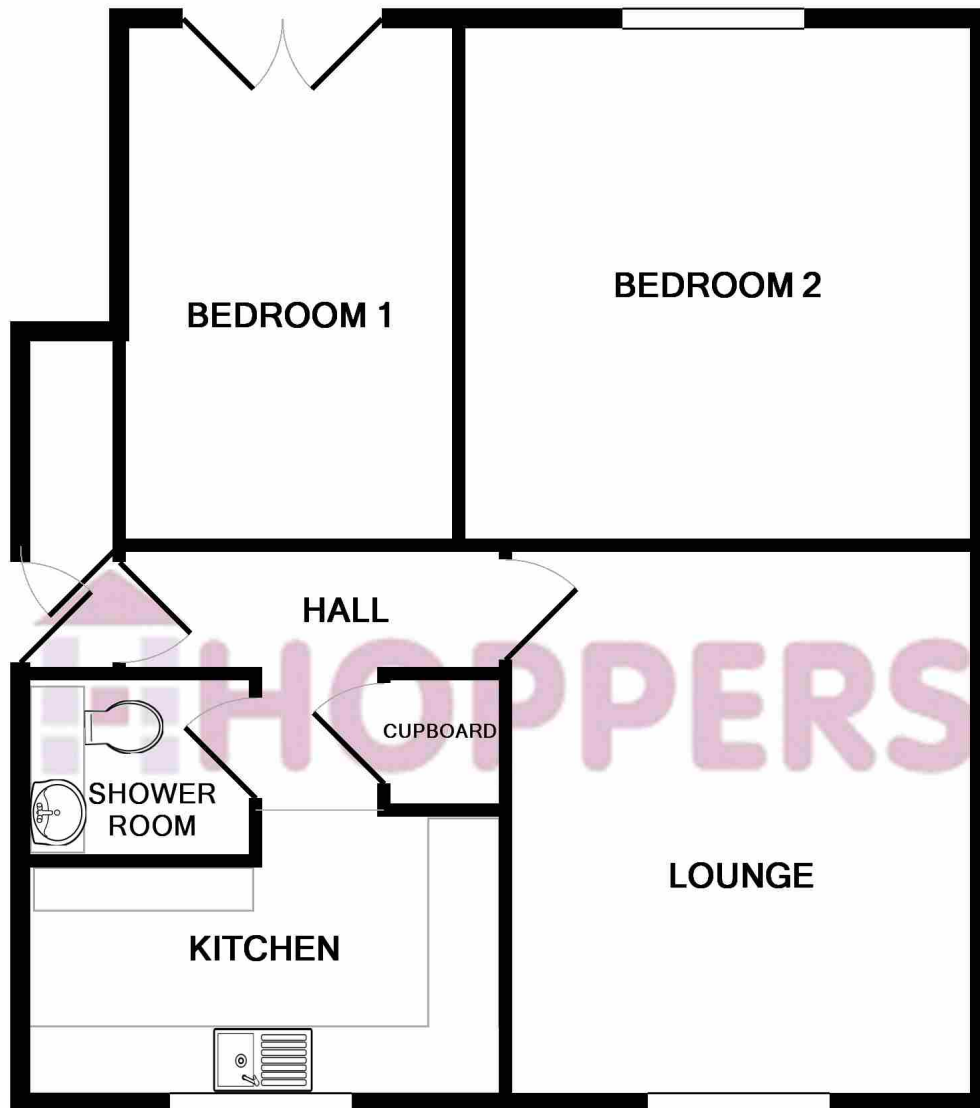


A well presented ground floor 2 bedroom flat in Ayr. Comprising lounge, kitchen, 2 bedrooms and shower room. With well kept front and rear gardens, GCH, double glazing and off street parking.



HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
Tel: 01292477788
E-mail: hopperleads@aol.com



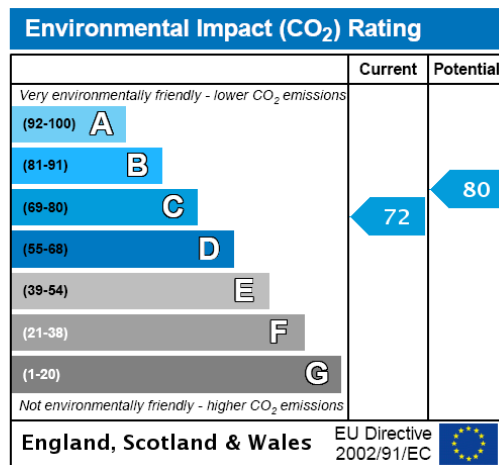
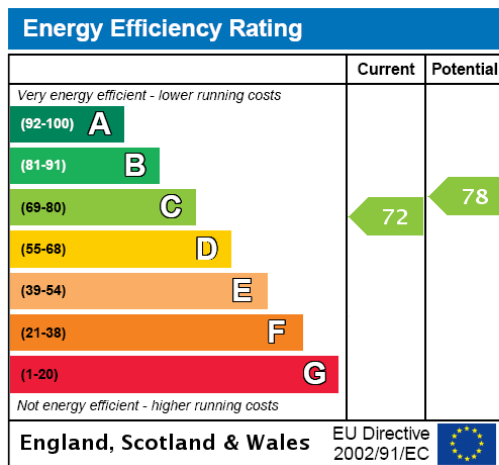


TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)

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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76 Glenmuir Road, Ayr, KA8 9RF

Hoppers Estate Agency are pleased to market this 2 bedroom ground floor flat in a popular area of Ayr. Comprising lounge, kitchen, 2 bedrooms, and shower room. With front and rear garden and off street parking. The property benefits from recently installed external Solid Wall Insulation, which also incorporates new downpipes, gutters and soffits.

Glenmuir Road is located in Ayr, within easy access of the Town Centre and Heathfield Retail Park. There are good public transport links into Ayr centre, Prestwick, Glasgow and beyond. This property is a great purchase and is suited to a variety of buyers: those in need of 'on the level' accommodation, first time buyers or buy-to-let investors. Available for immediate entry.

The property itself is well presented throughout. On entry a spacious hall leads to the lounge; a good sized, front facing room with fitted carpet and light walls. The kitchen is also front facing; wooden wall and base units offer good storage and worktop space, and there is a breakfast bar. There are two bedrooms in the property; both rear facing. Bedroom 1 is bright and neutral, and double sized. It has French doors ahead leading to the rear garden with a permanent disabled ramp. Bedroom 2 is a large double with neutral décor and fitted carpet. The shower room is bright, with white suite comprising toilet and wash-hand basin, and a wet room shower. The property also benefits from excellent storage with a large walk in cupboard on entry, and second storage cupboard in the hallway.

EXTERIOR

The property has both front and rear gardens. The front is neatly presented and low maintenance. At the rear, a good sized neat lawn is split between upper and lower flats, and there is also a sizeable area which is currently suitable for planting or development.

DIMENSIONS

Lounge: 11'8x13'8 approx.

Kitchen: 11'11x7'2 approx.

Bedroom 1: 8'4x12'1 approx.

Bedroom 2: 12'11x12'10 approx.

Shower Room: 5'9x4'7 approx.

INCLUDED IN SALE

All floor coverings, window blinds and light fittings. Garden shed & Greenhouse.



The sellers have advised that the gas fire in the lounge will require to be replaced.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788

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