

Kyle Court

Smith Street, KA7

Fixed price of £50,000

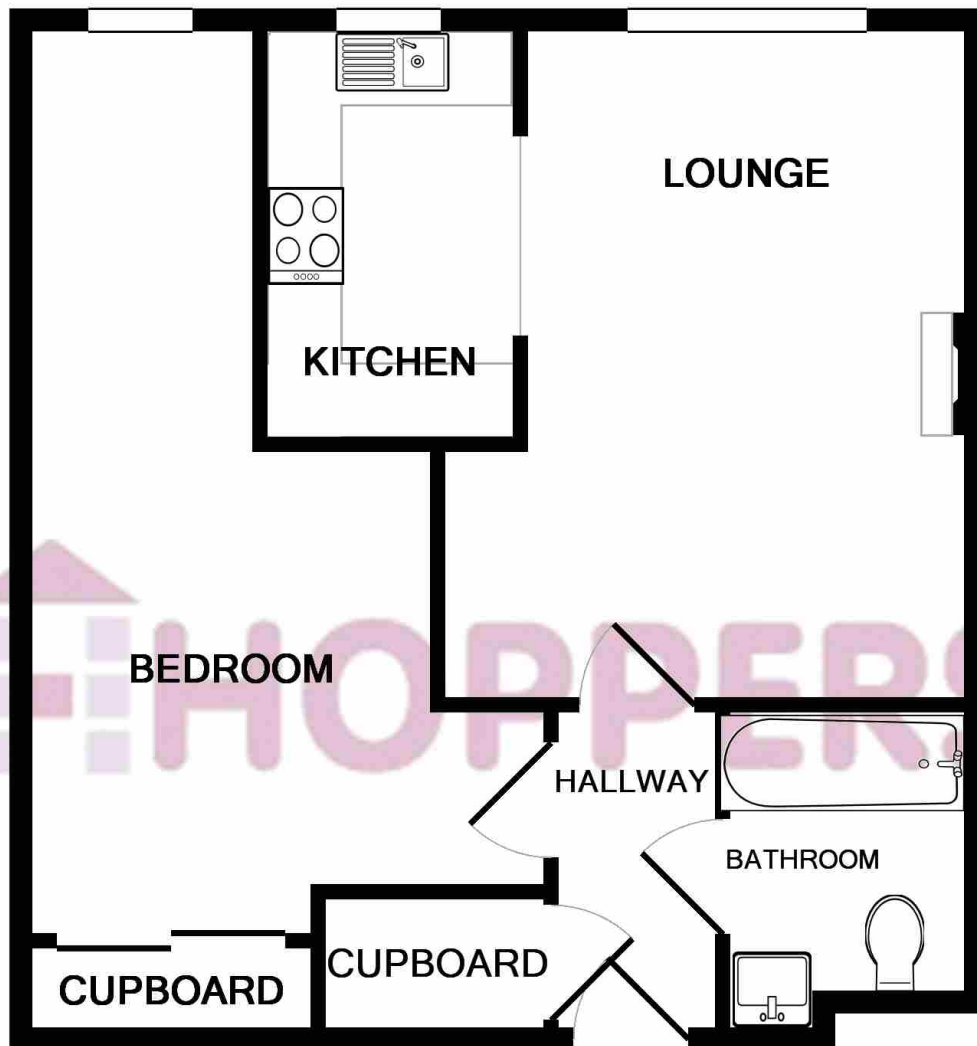


A second floor one bedroom flat located in Kyle Court retirement development on Smith Street in Ayr. Comprsing lounge, bedroom, bathroom and kitchen. Communal lounge, laundry and carpark for residents use. Managed by First Port.



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TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.2 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		
(69-80) C		
(55-68) D		
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

44 Kyle Court, Smith Street, Ayr, KA7 3AW

Hoppers Estate Agency are pleased to market this well presented 1 bedroom, 2nd floor retirement property in Ayr. Comprising lounge, bedroom, bathroom and kitchen. With electric heating and double glazing.

Kyle Court is managed by First Port, and is a retirement development in Ayr Town Centre which offers secure, independant and comfortable living to those in need of a retirement property. Residents can make use of a communal lounge with kitchenette, as well as a laundry room. Each room has a pull cord alarm incase of an emergency.

The location is ideal for anyone who likes to visit the town centre or take advantage of the train station which offers easy access into Glasgow. There are bus links close by and an abundance of local amenities.

The property itself is well presented, with fresh, neutral decor throughout. The lounge is of a good size, with an electric fireplace, and offers access to the kitchen. The kitchen is modest but fully equipped, with electric oven and hob and fridge-freezer. The bedroom is double sized, with mirrored fitted wardrobes providing a good amount of storage. The bathroom suite comprises toilet, wash-hand basin and bath with shower above.

EXTERIOR

The property is on communal grounds with garden and carpark for residents use.

DIMENSIONS

Lounge: 9'3x14'0 approx.

Kitchen: 5'7x9'1 approx.

Bedroom: 11'0 (at widest point) by 14'8 approx.

Bathroom: 5'5x7'2 approx.

INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

VIEWINGS

Strictly through Hoppers Estate Agency. Tel 01292 477788



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