

# Braemar Square

Ayr, KA8

Offers over £95,000

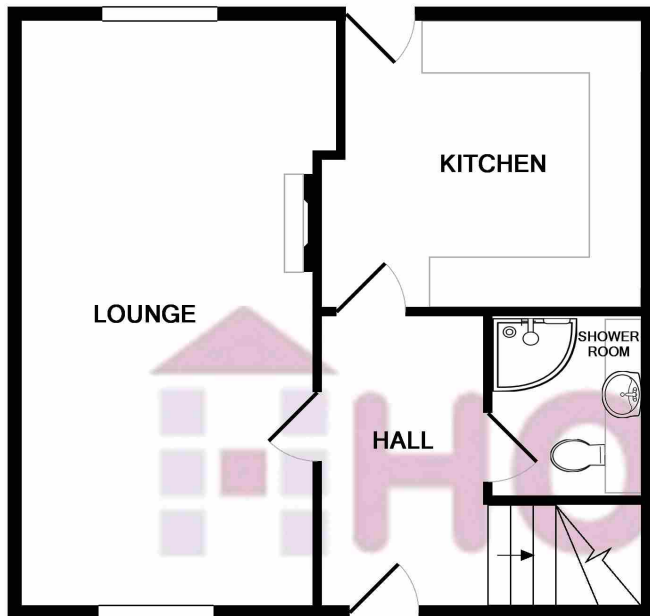


3 bedroom semi villa in Ayr. Comprising spacious lounge, kitchen, shower room and 3 double bedrooms with fitted storage. Front and rear gardens, large timber garage and driveway with off street parking.

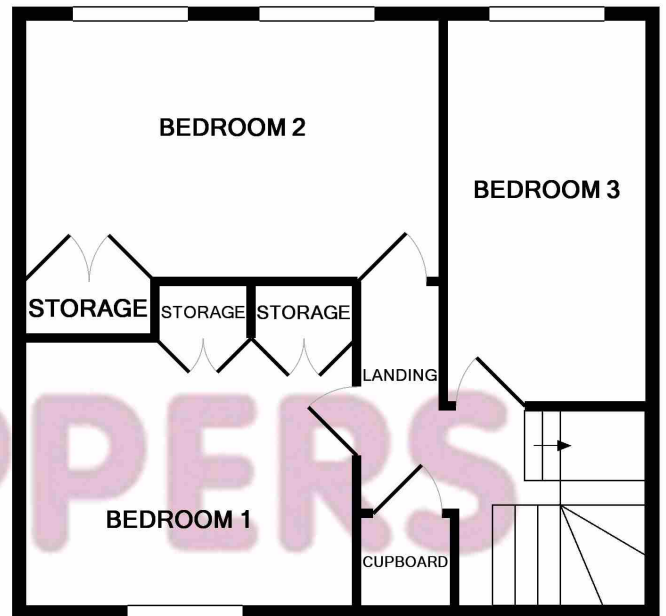


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GROUND FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.7 SQ.M.)



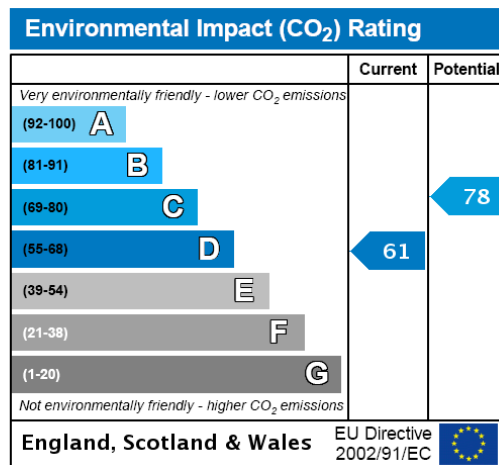
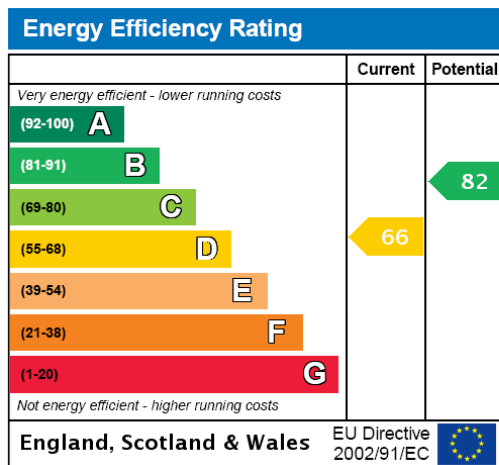
1ST FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.3 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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23 Braemar Square, Ayr, KA8 9RJ

Hoppers Estate Agency is pleased to market this 3 bedroom semi-detached villa in Ayr. Comprising lounge, kitchen, bathroom, and 3 double bedrooms. The property would benefit from modernisation in areas but is deceptively spacious and in good condition. With front and rear gardens, large timber garage and off street parking.

Internally, on entering the lounge is to the left, with front and rear aspects. A good sized room with a fireplace. At the rear of the property is the kitchen, another good sized room with wooden wall and base units providing ample worktop and storage space. Also on the ground floor is the shower room; with a white whb in vanity unit and corner shower cubicle.

On the first floor are 3 bedrooms; all double sized. Bedroom 1 is front facing and contains 2 storage cupboards, while bedrooms 2 and 3 face the rear, again, with fitted storage.

#### EXTERIOR

The property boasts front and rear gardens. The front is low maintenance with red chipped areas and space for planting. To the side is a driveway leading to the rear. The rear garden is of a good size, mainly laid to lawn, with a large timber garage.

#### DIMENSIONS

Lounge: 10'6x20'11 approx.  
 Kitchen: 11'6x10'4 approx.  
 Shower Room: 5'7x6'7 approx.  
 Bedroom 1: 11'9x9'5 approx.  
 Bedroom 2: 14'9x9'4 approx.  
 Bedroom 3: 8'6x13'8 approx.

#### VIEWINGS

Strictly through Hoppers Estate Agency. Tel 01292 477788

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