

# Heathfield Road

Ayr, KA8

Fixed price of £76,500



A well presented 2 bedroom upper flat in Ayr. Comprising lounge, kitchen, 2 good sized double bedrooms and shower room. With off street parking, large garage and South facing garden at the rear.



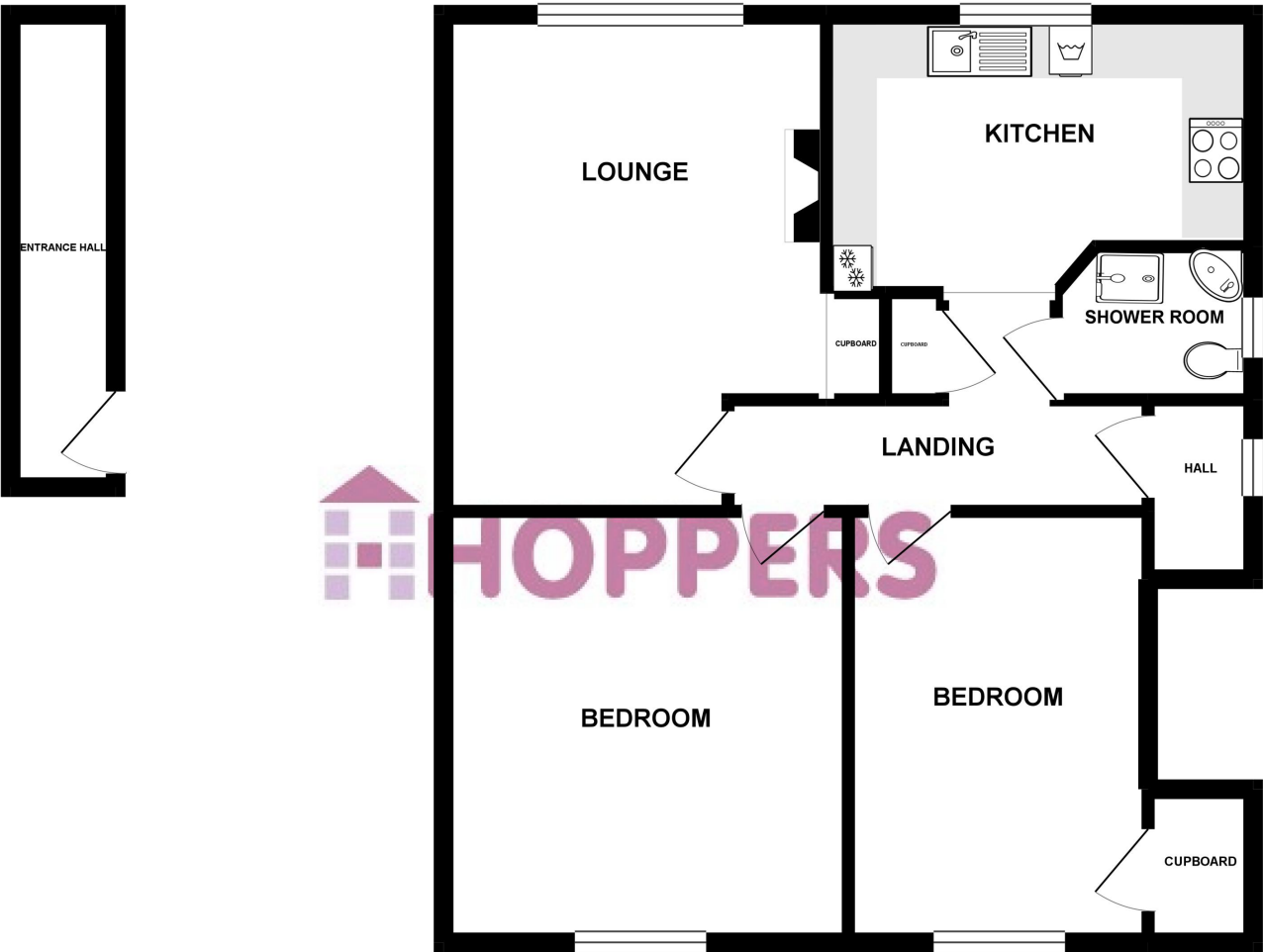
HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX  
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ENTRANCE FLOOR 4.15 sq. m.  
( 44.64 sq. ft. )

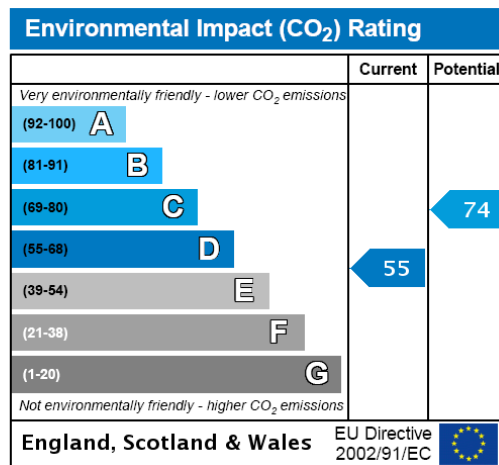
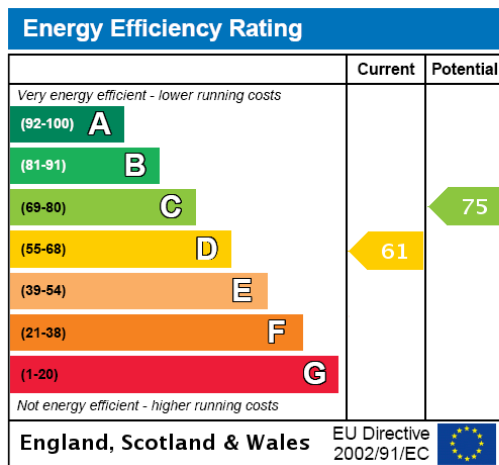
1ST FLOOR 60.91 sq. m.  
( 655.62 sq. ft. )



TOTAL FLOOR AREA : 65.06 sq. m. ( 700.26 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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38 Heathfield Road, Ayr, KA8 9EB

Hoppers Estate Agency are pleased to market this 2 bedroom upper flat in Ayr. This well presented property comprises a spacious lounge, kitchen, 2 double bedrooms and shower room. With off street parking, large garage and South facing garden at the rear.

Internally, the property is well presented. On entry a stair ahead leads to the hallway, with storage cupboard. Straight ahead is the lounge, a good sized space, front facing with carpeted flooring, neutral decor and space for dining. Next to this lies the kitchen, with modern white wall and base units providing a good amount of storage and worktop space, the room has tasteful decor with tile effect flooring and partially metro tiled walls. There are 2 good sized bedrooms; bedroom 1 is the larger of the two, rear facing, with laminate flooring and bright, tasteful decor. Bedroom 2, again, double sized also has laminate flooring with predominantly neutral decor. The fully tiled shower room has a white suite with toilet and wash-hand basin, as well as shower cubicle.

Externally, the property has off street parking, and a very large garage at the rear. The main part of the garden sits at the rear of the garage; generally low maintenance, predominantly lawned with mature trees and bushes.

#### DIMENSIONS

Lounge: 11'7x15'6 approx.

Kitchen: 11'11x7'9 approx.

Bedroom 1: 12'2x12'11 approx.

Bedroom 2: 9'0x12'11 approx.

Shower Room: 5'10x4'9 approx.

#### INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

#### VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788

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