

Marguerite Place

Ayr, KA7

Offers over £80,000

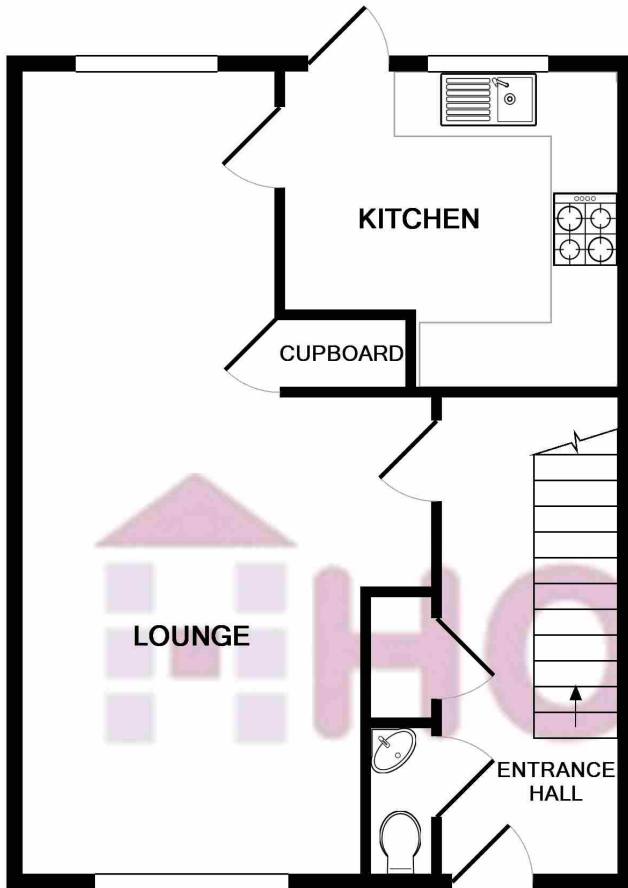


3-bed mid terrace villa in Kincaidston. Spacious accommodation with large lounge-dining room, kitchen, 3 bedrooms, WC + bathroom. There are front & back gardens, GCH & double glazing throughout. Ideal for first time buyers or BTL investment.

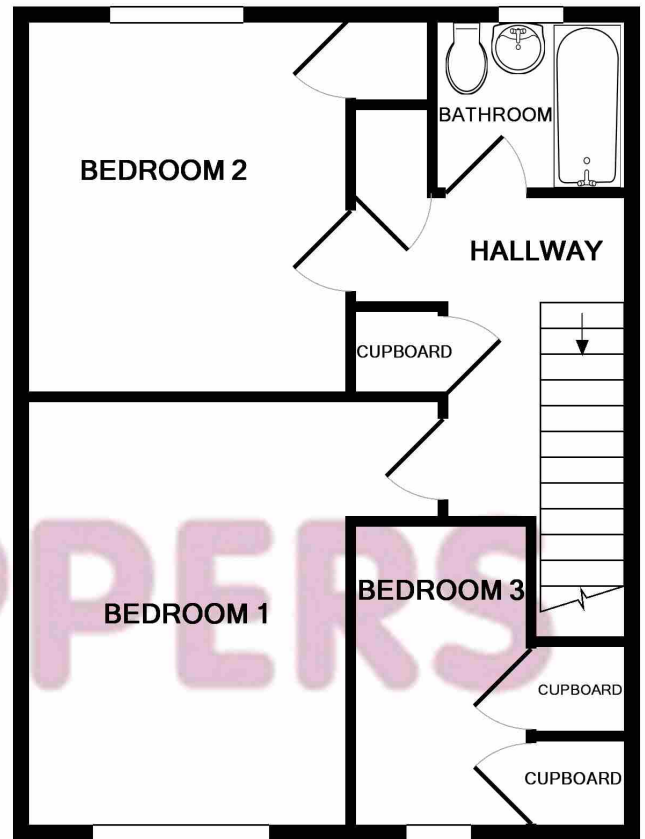


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GROUND FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 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		
	72	86
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		
	70	85
England, Scotland & Wales EU Directive 2002/91/EC		

21 Marguerite Place, Ayr, KA7 3YQ

Hoppers Estate Agency are pleased to market this 3 bedroom, mid terrace villa in the Kincaidston area of Ayr. Offering spacious family accommodation in a popular residential estate. Extending to ground and first floors, lounge, kitchen, 3 bedrooms, bathroom and WC. With GCH, DG and communal parking area.

With predominantly neutral decor throughout, this property would make an excellent first home or buy-to-let investment. On entrance, there is a WC and storage cupboard to the left and carpeted stairs ahead. The lounge is large with space for dining and dual aspect views to the front and back, this leads through to the rear facing kitchen with tiled flooring and partially tiled walls. There is a gas hob, oven and hood ahead on entry and good wall and base unit storage and worktop space.

The first floor of the property comprises 3 bedrooms, a family bathroom and 2 good sized storage cupboards. There are two double bedrooms, both good sized doubles. The smaller bedroom is single sized with built-in storage, would also be suited as an office or nursery. The bathroom is neutral, with a white suite comprising bath with electric shower above, toilet and wash-hand basin.

The exterior of the property would benefit from some upgrading, but is of a good size and easily maintained. The front garden is mainly laid to lawn with beige chips leading to the front door, while the walled rear garden contains a patio with chipping stones.

DIMENSIONS

Lounge: 10'9 (narrowing to 8'1)x 25'0 approx.

Kitchen: 11'0x9'10 approx.

Bedroom 1: 10'1x12'8 approx.

Bedroom 2: 10'1x11'5 approx.

Bedroom 3: 6'5x9'6 approx.

Bathroom: 6'1x5'5 approx.

WC: 2'2x4'10 approx.

EXTRAS: All floor coverings, window blinds and light fittings.

VIEWINGS: Strictly through Hoppers Estate Agency. Tel 01292 477788



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