

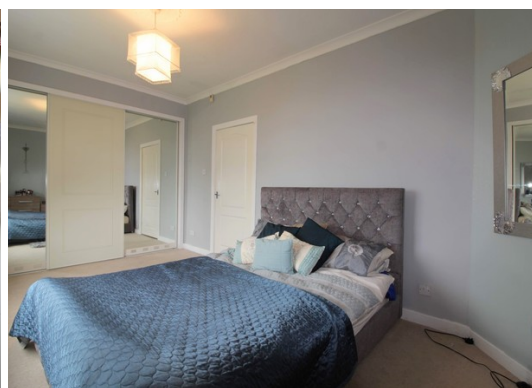
Paterson Street

Ayr, KA8

Fixed price of £68,000



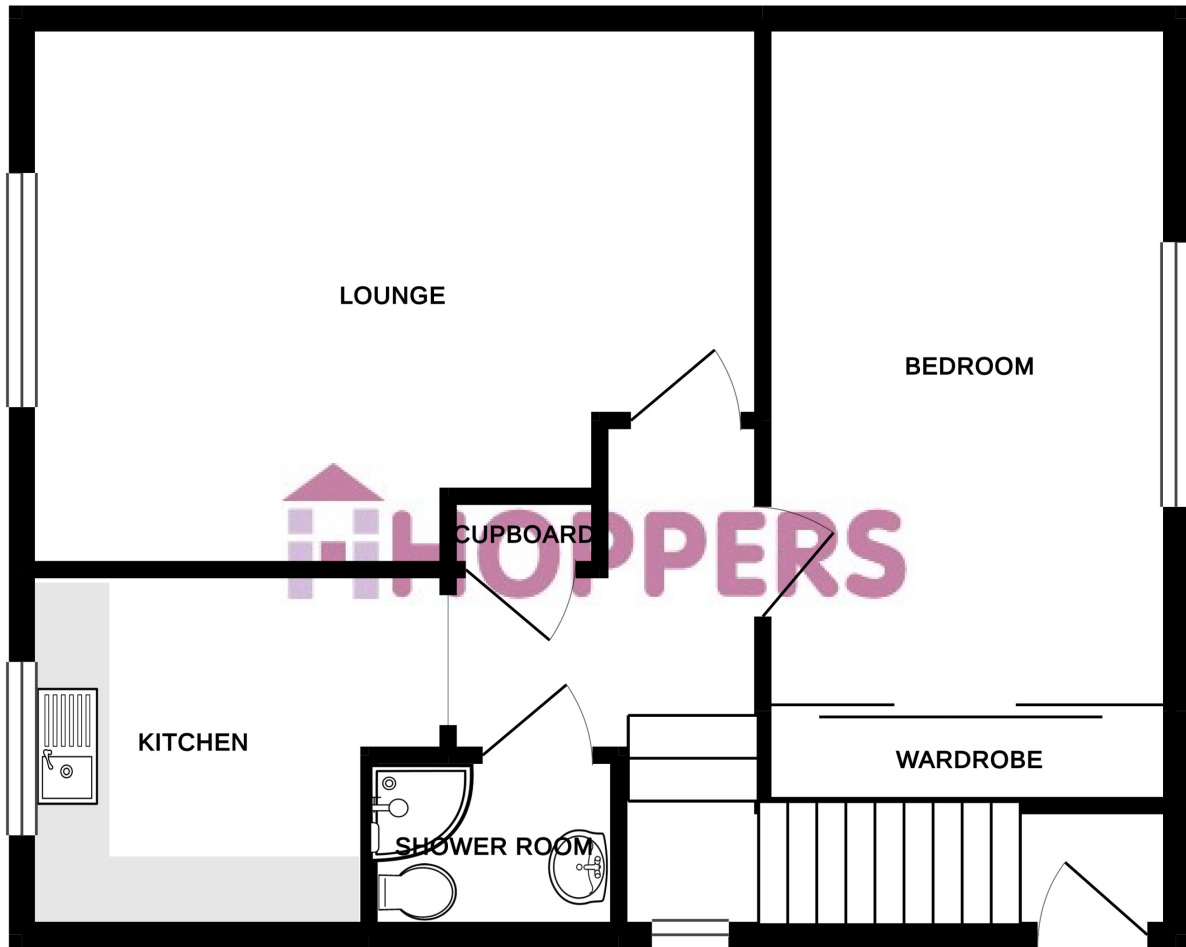
A beautifully presented 1 bedroom upper flat in Ayr. In walk-in condition and comprising spacious lounge, kitchen, shower room and large double bedroom. With large driveway and garage, and with enclosed rear garden. Viewings highly advised.



HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
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GROUND FLOOR 546 sq. ft.
(50.7 sq. m.)




TOTAL FLOOR AREA : 546 sq. ft. (50.7 sq. m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(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	76	76
(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 		

63 Paterson Street, Ayr, KA8 9HD

Hoppers Estate Agency are pleased to market this well presented 1 bedroom upper flat in Ayr. The quiet location and beautifully presented property will appeal to a variety of buyers, and viewings are advised. Comprising spacious lounge, large double bedroom, kitchen and shower room, with tasteful decor throughout and in walk-in condition.

Internally a stair leads to the flat with welcoming hallway ahead. Straight ahead is the spacious lounge; with pleasant decor and carpeted flooring; this room is of a great size with room for a small dining table at the rear. The kitchen is modern with L-shaped wall and base units and neutral, bright decor. The bedroom is large; rear facing with tasteful decor and benefitting from full length fitted wardrobes providing excellent storage space. The modern shower room is fully tiled and comprises toilet and wash-hand basin, with corner shower cubicle.

Externally, there is a good sized and generally low maintenance rear garden, mainly laid to lawn and fully enclosed. At the side of the building is a large driveway with garage, which also belongs to this property.

DIMENSIONS

Lounge: 16'10x11'10 approx.

Kitchen: 10'10x6'3 approx.

Shower Room: 5'7x4'7 approx.

Bedroom 1: 9'5x16'0 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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