

Falkland Place

Ayr, KA8

Offers over £90,000



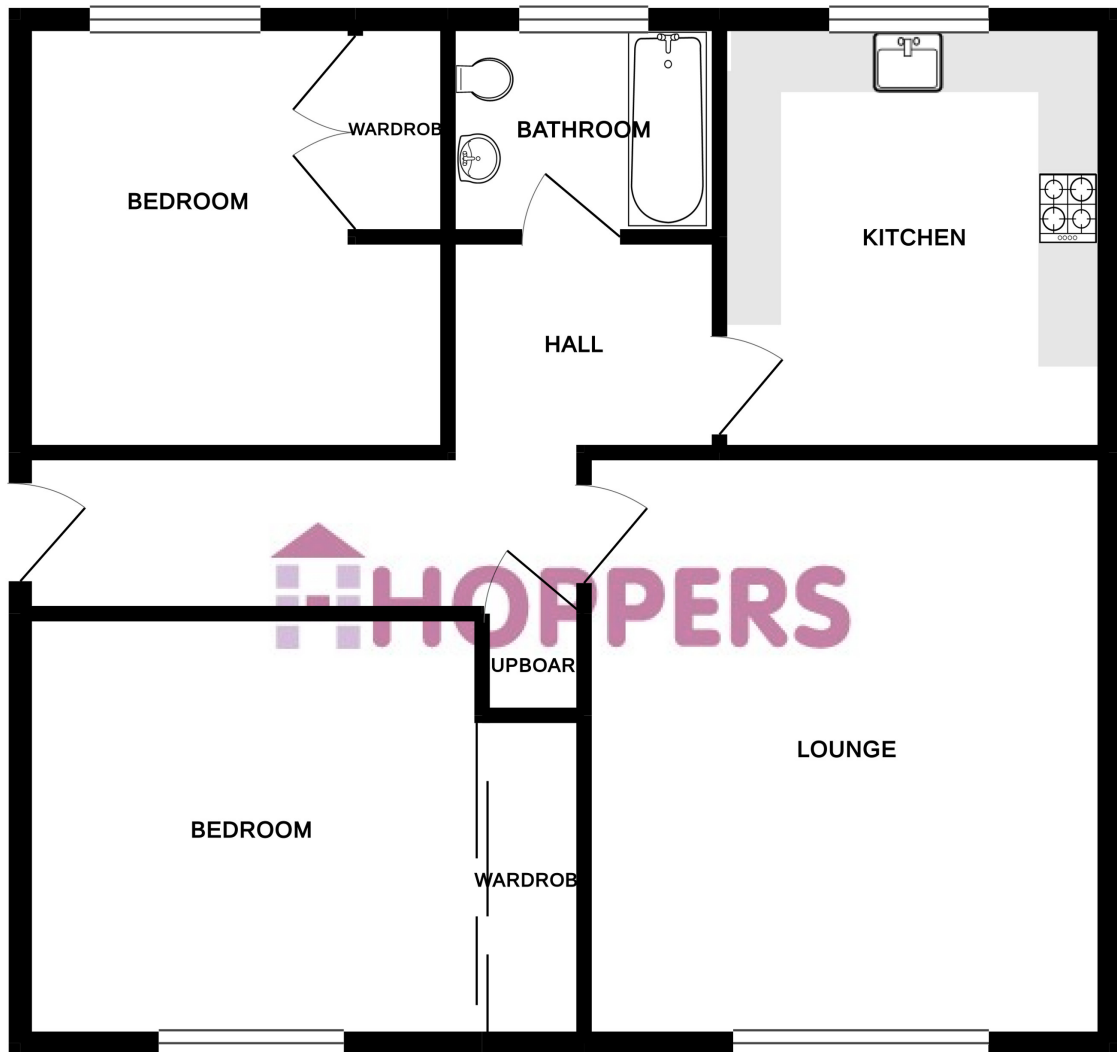
A well presented 2 bedroom ground floor flat in a quiet Area of Ayr. Comprising lounge, kitchen, bathroom and 2 double bedrooms. The property is in move-in condition. Also benefits from front & rear gardens and garage. Viewings advised.



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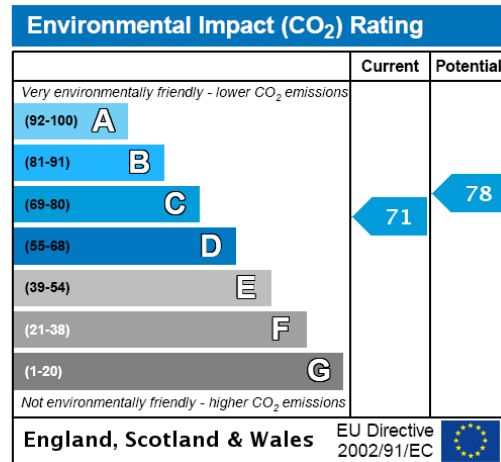
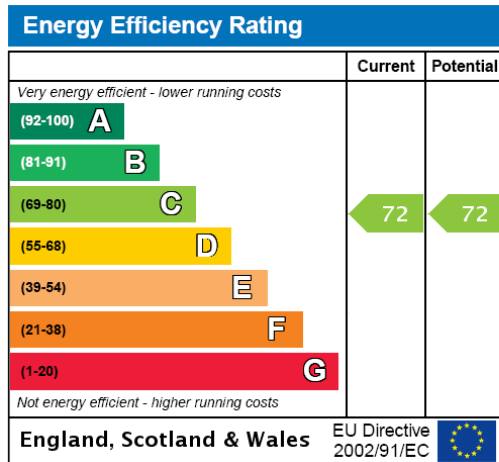
GROUND FLOOR 723 sq. ft.
(67.1 sq. m.)



TOTAL FLOOR AREA: 723 sq. ft. (67.1 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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7 Falkland Place, Ayr, KA8 8LR

Hoppers Estate Agency is pleased to market this well presented ground floor 2 bedroom flat in a quiet area of Ayr. Comprising lounge, 2 bedrooms, kitchen and bathroom. With front and rear gardens, garage, GCH and DG. The property is presented in move-in condition with tasteful decor throughout. An ideal purchase for first time buyers, those looking to downsize, or those in need of 'on the level' accommodation.

Internally, the property is well presented with tasteful decor throughout. On entrance a hallway with storage cupboard leads to the lounge ahead. The lounge is spacious with neutral decor, and brightened by a front facing window. At the rear of the lounge lies the kitchen; a good sized room with ample wall and base units providing good storage and worktop space. Next to the kitchen is the modern bathroom; with white suite comprising toilet, wash-hand basin and bath with shower above. There are 2 spacious double bedrooms in the property, one front and one rear facing. Both rooms are carpeted and neutrally decorated with built-in storage.

Externally, there are front and rear gardens, as well as parking space and garage. The front garden is fully enclosed and partially lawned with car access at the side of the property to the rear. The rear garden is deceptively large, with spacious lawn and decked area. Currently well kept and easily maintained.

Falkland Place is located just off Prestwick Road and offers easy access into Ayr Town Centre, Prestwick, Glasgow and beyond. There are good bus links from the main road and Newton-On-Ayr Train Station is only a few minutes walk away. There is also a good range of amenities within a close proximity incl. shops, pharmacy, doctors and dentist.

DIMENSIONS

Lounge: 13'5x15'0

Kitchen: 9'10x11'0 approx.

Bathroom: 6'11x5'7 approx.

Bedroom 1: 11'8x10'11 approx.

Bedroom 2: 10'11x10'11

INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

VIEWINGS

Strictly through Hoppers Estate Agency. Tel 01292 477788.



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