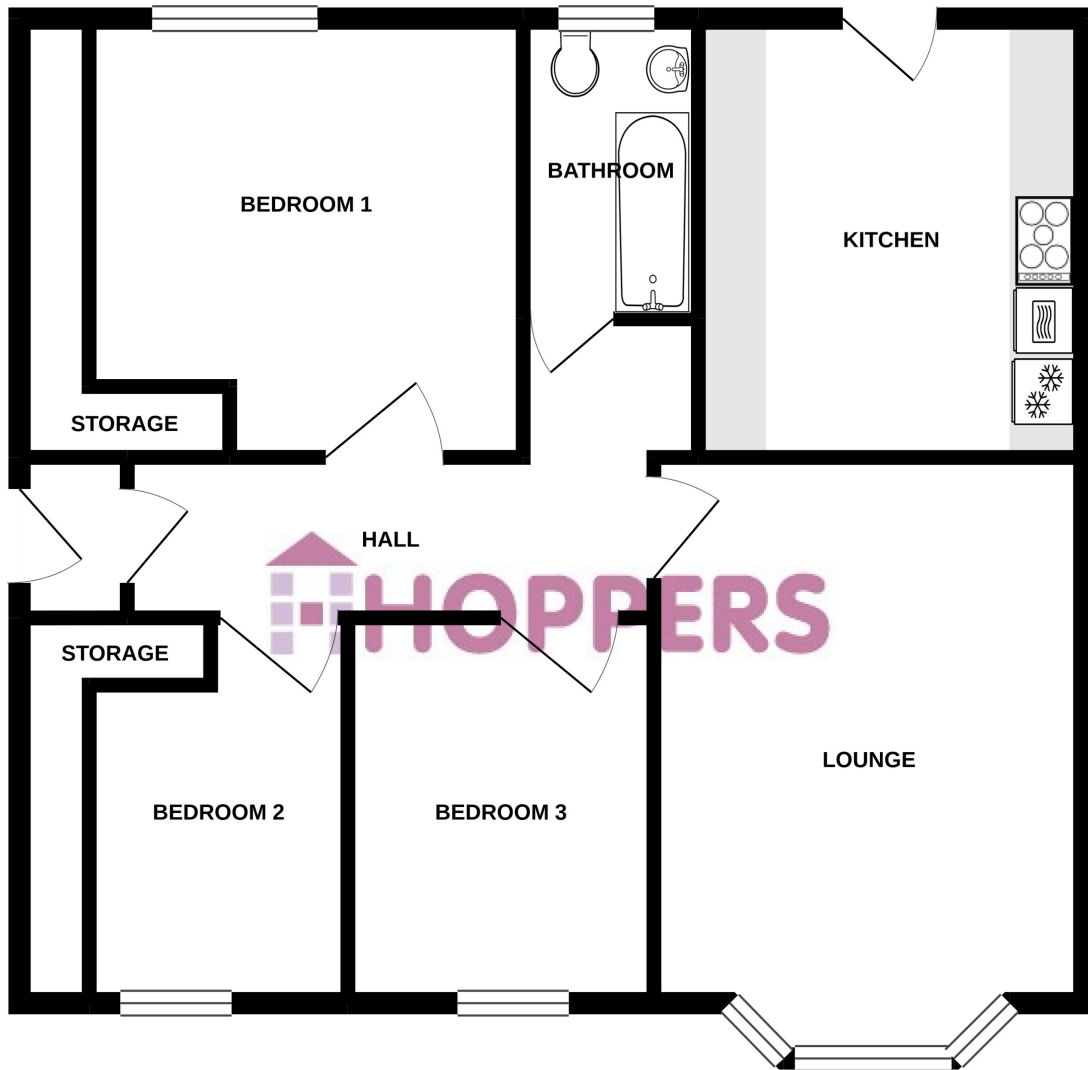




A spacious 3 bed ground floor flat in Ayr. Comprising spacious lounge, kitchen, 3 double bedrooms & bathroom. With front & rear gardens. Will suit first time buyers or those in need of ground level accomodation. Viewings advised.



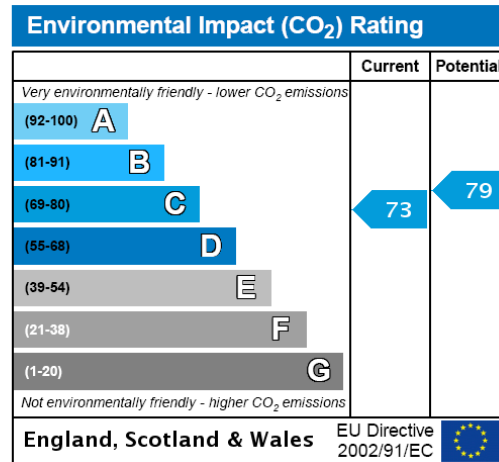
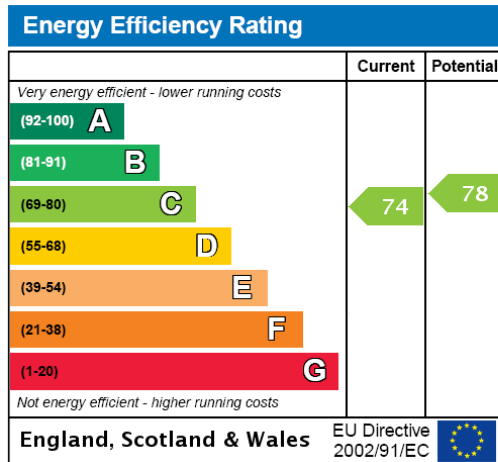
**GROUND FLOOR**  
**749 sq. ft. (69.6 sq. m.) approx.**



TOTAL FLOOR AREA : 749 sq. ft. (69.6 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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60 York Street, Ayr, KA8 8AZ

Hoppers Estate Agency are pleased to market this spacious 3 bedroom ground flat in Ayr. The property comprises lounge, kitchen, 3 bedrooms and bathroom, with front and rear gardens. This property will suit a range of purchasers including first time buyers, those looking for ground level accommodation, or those downsizing from a larger property. Viewings advised.

Internally, the property is in good condition, with predominantly neutral decor throughout. On entrance a hallway is ahead leading to the spacious, front facing lounge. Off the lounge is the kitchen, with wooden wall and base units providing good storage and worktop space, as well as integrated 5 ring gas hob, oven and fridge-freezer. The kitchen also provides access to the rear garden. There are 3 bedrooms in the property, all double sized with wood effect flooring. Bedroom 1 is the master double, a spacious, rear facing room with ample fitted storage. Bedrooms 2 & 3 are also double sized, front facing with bedroom 3 benefitting from fitted storage.

Externally the property is low maintenance. There is a walled front garden and a good sized rear garden, fully paved and enclosed with garden shed.

#### DIMENSIONS

Lounge: 10'4x15'6 approx.

Kitchen: 10'4x11'8 approx.

Bedroom 1: 13'5x11'8 approx.

Bedroom 2: 10'9x11'9 approx.

Bedroom 3: 11'9x11'9 approx.

Bathroom: 4'8x8'7 approx.

#### VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788.

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