

Maryfield Place

Ayr, KA8

Offers over £170,000



3 bedroom property with excellent potential. Large lounge and kitchen, 3 bedrooms, WC and large bathroom. With excellent storage throughout and large side garden with off street parking.

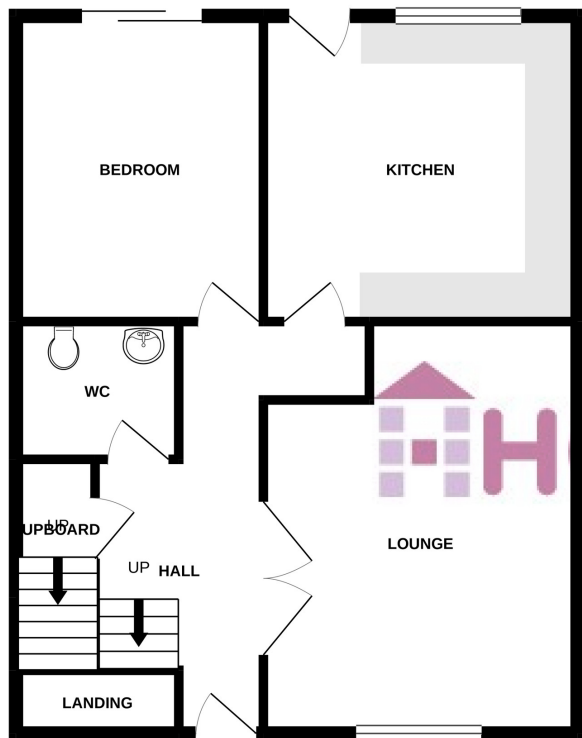
Viewings highly recommended.
GCH and double glazing.



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GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



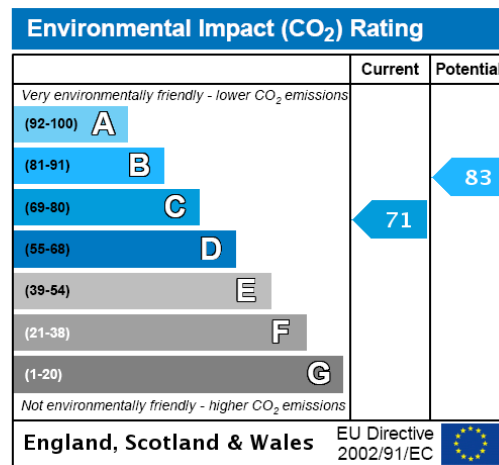
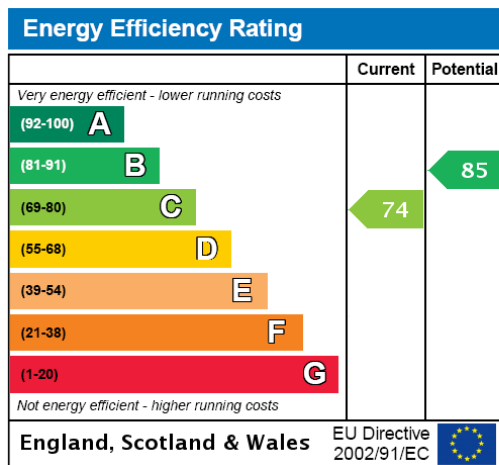
1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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8 Maryfield Place, Ayr, KA8 9DH

Hoppers Estate Agency is delighted to market this deceptively spacious 3 bedroom property in a popular area. With lounge, kitchen, 3 bedrooms, WC and bathroom, as well as off street parking, and spacious side and rear garden. With GCH and double glazing throughout.

The property, although generally in good condition, would benefit from some decorative modernisation throughout. The potential is endless however, with spacious rooms throughout and a flexible layout. On entrance is welcoming hallway, with large understair storage cupboard and a spacious front facing lounge to the right. Behind the lounge lies a generous kitchen, with an excellent amount of storage and worktop space and ample room for dining. There is one bedroom on the ground floor (could also be an additional public room), with sliding doors to the garden. Also on the ground floor is a WC.

Stairs lead to a landing with walk-in storage off and two more bedrooms. Both rooms are double sized, one front and one rear facing. The first bedroom contains large fitted, mirrored wardrobes while the second contains a spacious storage cupboard. Lastly on the first floor is a large bathroom, with access from both the hall and bedroom 1.

The rear and side exterior is fully paved and monoblocked, and has excellent potential for development or landscaping. The space is large, currently with greenhouse and planting beds.

Maryfield Road is a quiet cul-de-sac, and in an excellent location for access into Ayr Town Centre and Prestwick. There are good amenities close by including multiple supermarkets and quick and easy access to Heathfield Retail Park. There are also excellent public transport links from Prestwick Road.

DIMENSIONS

12'11x16'11 approx.

Kitchen: 12'11x12'7 approx.

Bedroom 1: 10'2x12'7 approx.

WC: 6'8x5'6 approx.

Bedroom 2: 11'6x12'5 approx.

Bedroom 3: 11'5x11'4 approx.

Bathroom: 9'8x9'1 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788



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