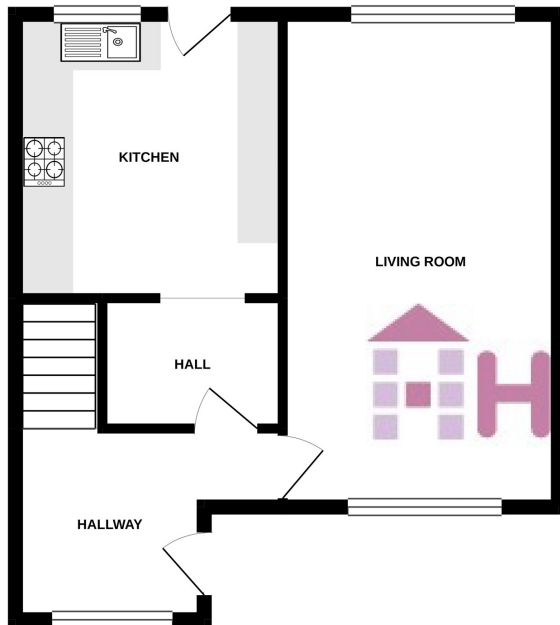




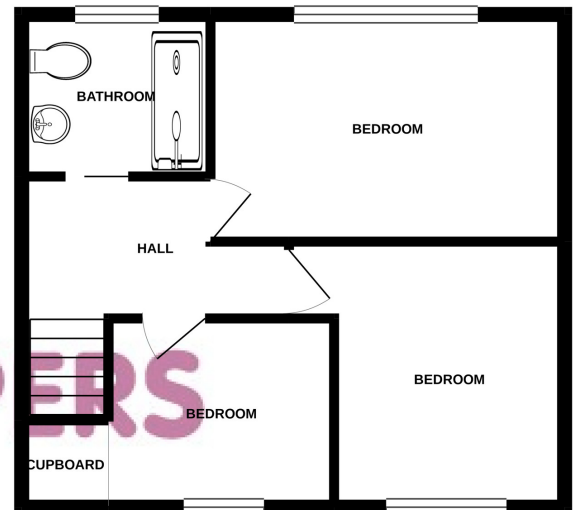
A 3 bedroom end terrace villa in the village of Dundonald. Comprising spacious lounge, kitchen, 3 bedrooms and modern dhower room. The front and raer gardens. Ideal for first time buyers, viewings advised.



GROUND FLOOR  
446 sq. ft. (41.4 sq. m.) approx.



1ST FLOOR  
413 sq. ft. (38.4 sq. m.) approx.



TOTAL FLOOR AREA : 858 sq. ft. (79.8 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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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92-100) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                  |         |           |
| (69-80) <b>C</b>                                  |         |           |
| (55-68) <b>D</b>                                  |         |           |
| (39-54) <b>E</b>                                  |         |           |
| (21-38) <b>F</b>                                  |         |           |
| (1-20) <b>G</b>                                   |         |           |
| Not energy efficient - higher running costs       |         |           |
|   | 58      | 86        |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) <b>A</b>   |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|   | 51      | 85        |
| England, Scotland & Wales EU Directive 2002/91/EC               |         |           |

5 Auchans Drive, Dundonald

Hoppers Estate Agency are pleased to market this 3 bedroom end terrace villa in Dundonald. Comprising spacious lounge, kitchen, 3 bedrooms and family bathroom. With front and rear gardens, GCH & DG.

Internally, the property is predominantly neutrally decorated throughout and will appeal to a wide range of purchasers, including first time buyers or those downsizing from a larger property. On entrance is a bright hallway with stairs ahead and access to lounge and kitchen. The lounge is spacious with room for family dining, and is brightened by front and rear facing aspects. The kitchen is of a good size, with wall and base units provided a decent amount of storage and worktop space. as well as access to the rear garden.

On the upper floor are 2 double bedrooms and a single, with the large master bedroom facing the rear, as well as a modern family shower room.

Externally the property is relatively low maintenance, with good sized gardens at the front and rear. The front is mainly lawned with a chipped, raised planting bed. The rear garden is fully enclosed with a lawned area as well as paved area and decking, ideal for outdoor dining.

Dundonald is a quiet, well kept village with a range of essential amenities. It is within close proximity to Troon and Prestwick, where there is a large selection of bars, restaurants and shopping facilities.

#### DIMENSIONS

Living Room: 10'10x19'8 approx.

Kitchen: 10'4x10'3 approx.

Master Bedroom: 14'2x8'7 approx.

Bedroom 2: 9'10x10'5 approx.

Bedroom 3: 8'10x7'11 approx.

Bathroom: 7'1x5'5 approx.

#### VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788

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