

Virginia Gardens

Ayr, KA8

Fixed price of £70,000



An immaculately presented 1 bedroom ground floor flat in Ayr. With large lounge, kitchen, modern shower room & double bedroom with walk-in dressing/utility room adjacent. With part owned front garden. In true walk-in condition, viewings encouraged.



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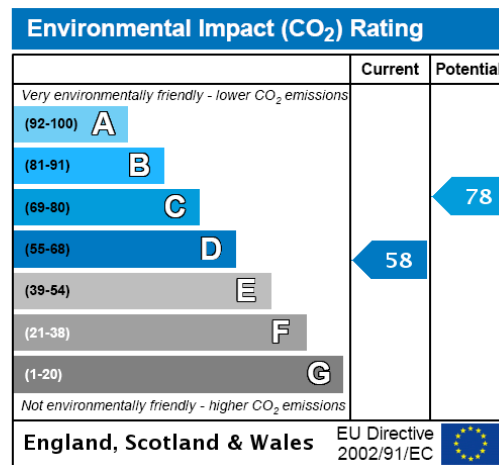
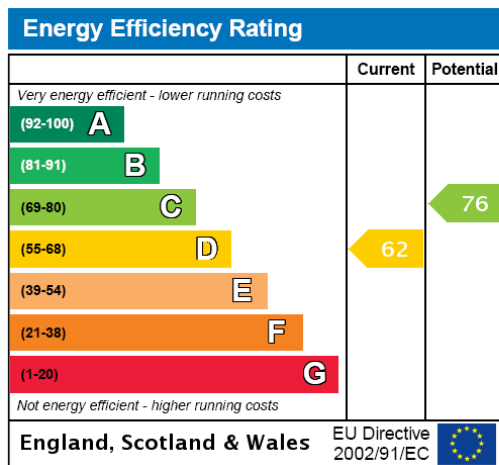
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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1A Virginia Gardens, Ayr, KA8 8JE

Hoppers Estate Agency is delighted to market this immaculately presented ground floor, 1 bedroom flat in Ayr. The property is in true move-in condition and will particularly suit first time buyers and those in need of 'on the level' accommodation. Comprising large lounge, kitchen, shower room, and a double bedroom with a walk-in dressing/utility room adjacent. There is front shared access with part owned front garden and shared rear gardens.

Located in a traditional sandstone build, this lovely home is tastefully and neutrally decorated throughout. The current owner has maintained the property impeccably, including décor, rewiring and the recent installation of a new gas boiler; 7 years warranty remaining. Viewings are highly encouraged.

On entrance, the hallway leads to the lounge on the left; an impressive, spacious front facing room. A large bay window and traditional high ceilings accentuate and brighten the space. Next to this lies the kitchen; with modern wall and base units as well as integrated oven and hob. The bedroom is a good sized double, rear facing with carpeted flooring and light décor. This room benefits from a walk-in dressing room/wardrobe/utility space; fitted with units and spacious enough for wardrobes. Lastly, there is a modern shower room, with wash-hand basin and toilet in a vanity unit, and walk-in shower cubicle.

Externally, there are shared rear gardens with front shared access and part owned front garden. The front is a laid to lawn with mature trees and bushes creating an element of privacy at the side of the property. The rear garden can be accessed from the side or through a rear access door. It is low maintenance and offers space for outdoor seating.

LOCATION

The property is ideally located for access into both Ayr Town Centre and Prestwick Town Centre. There are good amenities locally, including supermarkets, pharmacy and restaurants. There are good public transport links, with Newton on Ayr Train Station a 5 minute walk away, and Ayr Train Station a short drive away.

DIMENSIONS

Lounge: 17'8 (incl. bay) x 14'4 approx.
 Kitchen: 6'0 x 8'2 approx.
 Bedroom: 9'4 x 11'9 approx.
 Dressing Room: 7'11 x 6'8 approx.
 Shower Room: 12'0 x 4'11 approx.



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