

Falkland Park Road

Ayr, KA8

Fixed price of £190,000



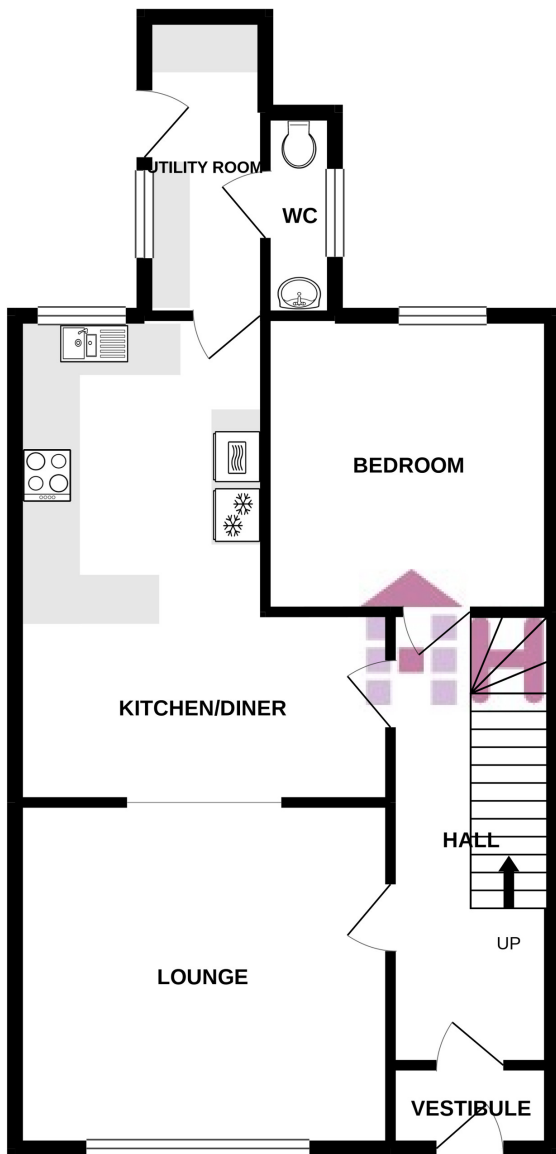
A lovely 4 bedroom family home in a popular area of Ayr. With spacious lounge, dining kitchen, utility room, 4 bedrooms, bathroom and WC. End terrace position with front garden, off street parking & large enclosed rear garden. Early viewings advised.



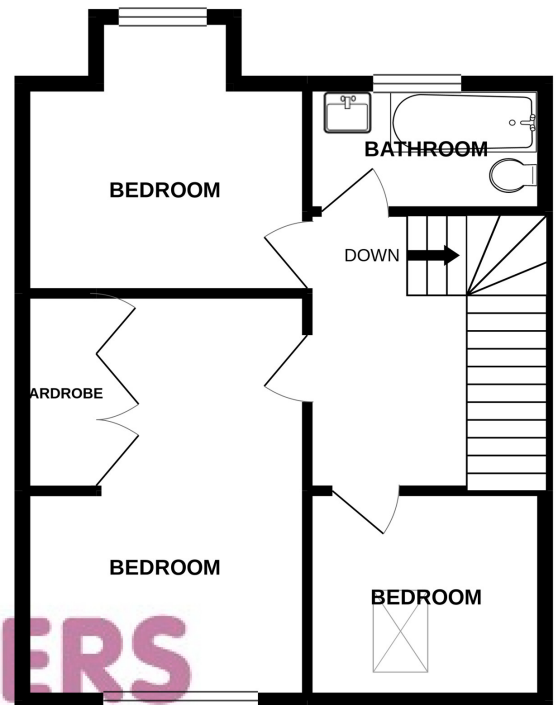
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GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



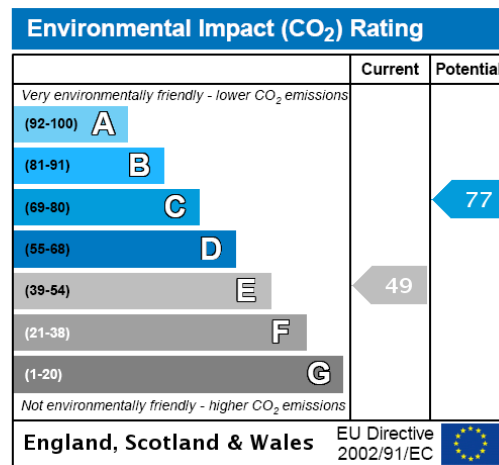
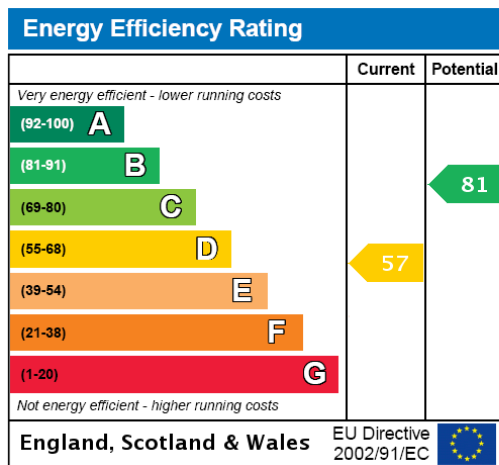
1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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24 Falkland Park Road, Ayr, KA8 8LL

Hoppers Estate Agency is delighted to market this immaculate 4-bedroom end-terraced family home in Ayr. In true walk-in condition, this lovely property comprises lounge, dining kitchen, utility room, 4 bedrooms, WC and bathroom. With front garden and driveway for two cars, and large landscaped rear garden. We anticipate a high level of interest in this property so early viewings are advised.

Falkland Park Road is excellently located for access into Ayr Town Centre, Prestwick Main Street and surrounding towns and villages. Newton-On-Ayr Train Station is on the same street, only a few seconds walk away, so access into Glasgow is quick and easy; perfect for anyone who needs to commute for work. There are good local amenities including supermarkets, restaurants, take-aways, pharmacy, doctors & dentist surgeries, and there are parks and recreational spaces within walking distance. Newton Shore is a short walk away, and both Prestwick and Ayr beaches can be easily accessed.

The property was purchased by the current owners 4 years ago from a property developer who fully modernised and renovated throughout prior to sale. An perfect example of a beautiful, traditional build with modern interior style.

Internally, this immediately impressive property is beautifully presented, with tasteful decor throughout that will certainly appeal to viewers. The public rooms are large and bright, with a spacious front lounge leading to a modern dining kitchen. The lounge is brightened by a large front facing window and the size is accentuated by traditional high corniced ceilings. The dining kitchen boasts stone tiled flooring and a contemporary metro-tile splash back, as well as wall and base units providing ample storage and worktop space as well as Integrated appliances. There is room for a family dining table as well as the addition of a small breakfast bar. At the rear of the kitchen is a utility room and modern WC. Also, on the ground floor is a rear facing double bedroom; again, neutrally decorated, with fitted carpet and fixed wardrobes.

On the upper floor are 3 bedrooms; the master is a front facing double room with carpeted flooring and fixed storage. Bedroom 2 is a rear facing double, while bedrooms 3 is a single sized room currently in use as an office. The modern bathroom is fully tiled with shower over bath and sink in vanity unit.

Externally, the property is well presented and an ideal space for families with pets and/or kids. Being an end terraced plot position means the plot is the largest on the terrace with a spacious, lawned front garden, with driveway to the side suitable for two cars, and large, sunny rear garden. The rear garden is fully enclosed with neat lawn, garden shed, rear raised decking with summerhouse with light, heat and power, and a paved area. The decked area is ideal for outdoor dining and entertaining, and the summerhouse an ideal spot to enjoy the evening sun.



DIMENSIONS

Entrance Hall: 5'10x16'11 approx.

Lounge: 13'10x12'11 approx.

Kitchen Diner: 14'4 (narrowing to 9'4 approx.) x 18'2 approx.

Utility: 4'6x11'2 approx.

Bedroom 1: 9'8x9'8 approx.

WC: 2'5x7'7 approx.

Bedroom 2: 10'8x15'3 approx.

Bedroom 3: 10'8x10'4 approx.

Bedroom 4: 9'10x7'10 approx.

Bathroom: 8'10x4'4 approx.

VIEWINGS

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

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