

Heathfield Road

Ayr, KA8

Fixed price of £80,000



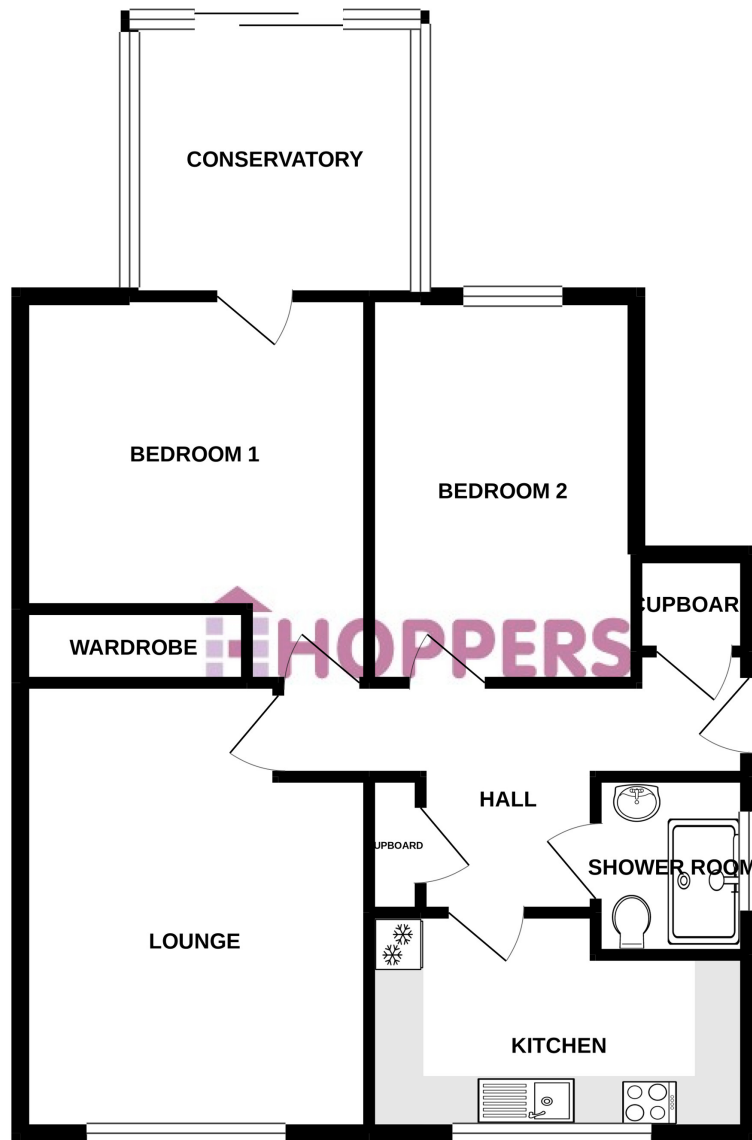
A well presented 2 bedroom ground floor flat in a popular area close to a range of amenities. Comprising lounge, kitchen, 2 double bedrooms, shower room and sun room. With front and South facing rear gardens. GCH and DG.



HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
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GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

56 Heathfield Road, Ayr, KA8 9ED

Hoppers Estate Agency are pleased to market this well presented 2-bedroom ground floor flat in a popular area. The property would benefit from some decorative modernisation but is in good general condition and will make a lovely home for the right buyer. Comprising lounge, fitted kitchen, 2 bedrooms, one with conservatory/sun room off and shower room. With private South facing rear garden, GCH and double glazing throughout.

Internally, the property is in move-in condition and will appeal to a variety of buyers. The front facing lounge is spacious with fireplace and space for a small dining table, while the kitchen offers good worktop and storage space as well as integrated appliances. There are 2 bedrooms, both rear facing and double sized. The first bedroom contains fitted storage as well as access to a sunny South facing sun room. The conservatory is a good size, plenty space for seating, dining, or an ideal play room for those with children. The shower room is fully tiled with large walk-in shower and modern suite.

Externally, the gardens are low maintenance and a generous size. The front and rear are enclosed, and both fully paved. The rear is South facing, and having the sun room at the back of the property enhances the appeal and makes it a lovely space to relax in warmer months. Perfect for those looking for a low maintenance garden, but also a great space for those looking to develop or landscape.

DIMENSIONS

11'7x14'11 approx.

Kitchen: 11'11x7'4 approx.

Shower Room: 4'5x5'10 approx.

Bedroom 1: 12'1x12'10 approx.

Sun Room/Conservatory: 12'1x12'10 approx.

Bedroom 2: 9'0x12'11 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788

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