

Callendar Place

Ayr, KA8

Offers over £85,750



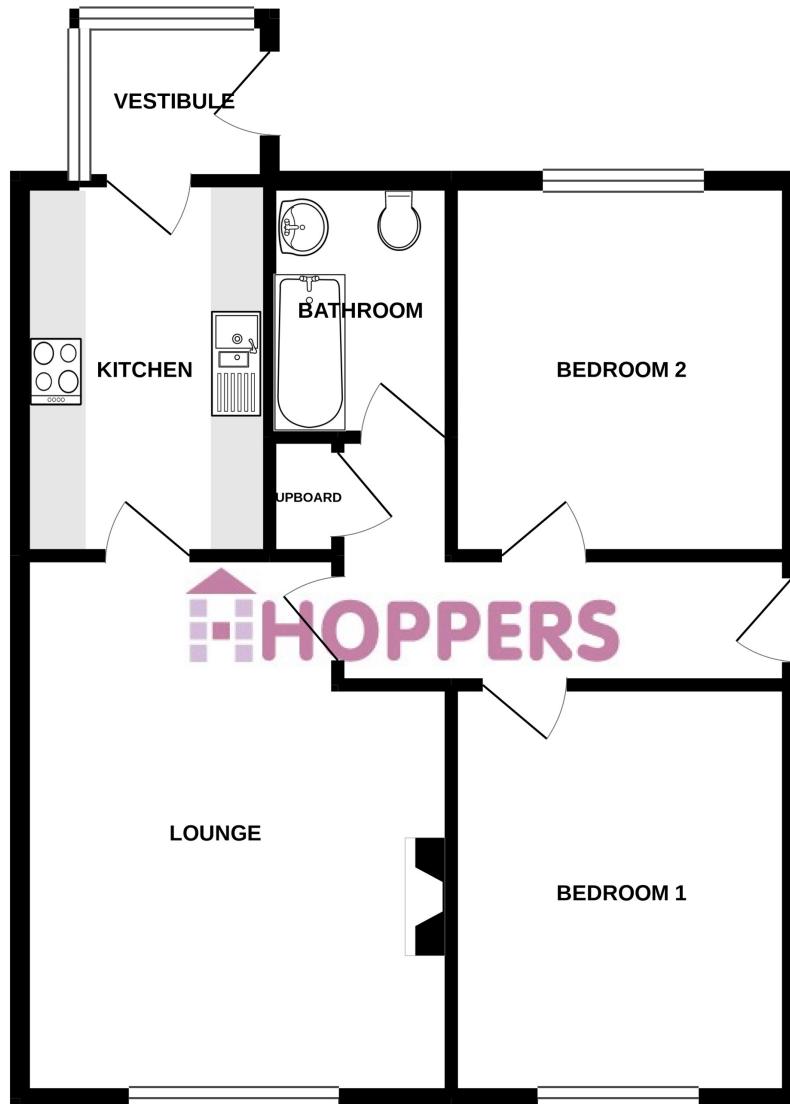
Immaculately presented 2-bed ground floor flat with brand new combi-boiler. Spacious lounge, kitchen, 2 double bedrooms & bathroom. Off street parking, 2 rear gardens, GCH with new Combi Boiler & DG. A beautifully presented home, viewings encouraged.



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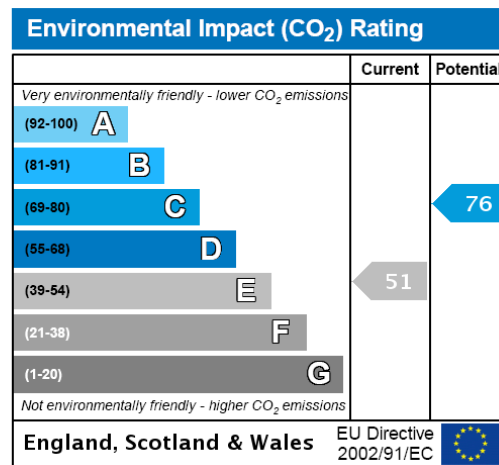
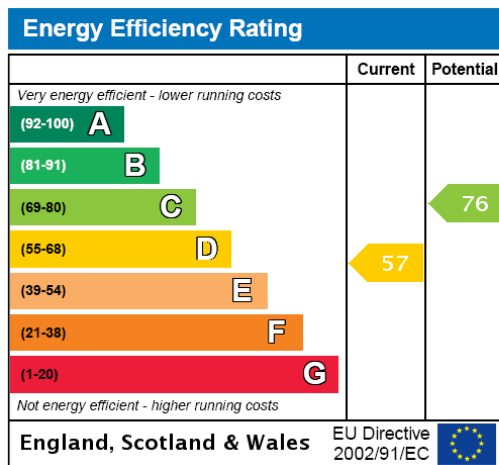
GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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8A Callendar Place, Ayr, KA8 9EL

Hoppers Estate Agency is delighted to market this immaculate 2-bedroom ground flat in a popular area in Ayr. This lovely home is in true walk-in condition and comprises lounge, kitchen, 2 double bedrooms and bathroom. With own back door to rear garden, plus additional garden space with decking, and off-street parking for 2 cars. Early viewings advised.

Callendar Place is ideally located for access into Ayr Town Centre, Prestwick and surrounding towns and villages. There are good transport links nearby, as well as Newton-on-Ayr train station being a short distance away and providing easy access into Glasgow. There are good amenities close by, and for those with children, there are a number of local schools within walking distance.

This immediately impressive property has been tastefully decorated throughout and will appeal to a variety of purchasers, particularly first-time buyers. There is a bright and spacious lounge with carpeted flooring, feature wall and fireplace. Off the lounge is the kitchen, a good-sized space with wall and base units providing ample worktop and storage space as well as integrated oven, hob and hood. From the kitchen is a rear vestibule leading to the garden. There are 2 double bedrooms in the property, one front and one rear facing; both with bright, neutral decor and carpeted flooring. The modern bathroom contains white suite with shower over bath. Brand new comb-boiler.

Externally, the property is well kept and low maintenance. At the front there is a large parking space for two cars, with 2 gardens at the rear. One garden is accessed directly from the back door; fully enclosed, mainly laid to lawn with an area of chipping stones. A second, enclosed garden is further along, spacious with large decked area; an ideal space for garden storage, planting beds or a play area for those with children.

DIMENSIONS

12'8X16'2 approx.

Kitchen: 7'5x11'2 approx.

Bedroom 1: 11'5x11'9 approx.

Bedroom 2: 10'1 11'2 approx.

Bathroom: 5'5x7'8 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788



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