

# Annpit Road

Ayr, KA8

Fixed price of £120,000



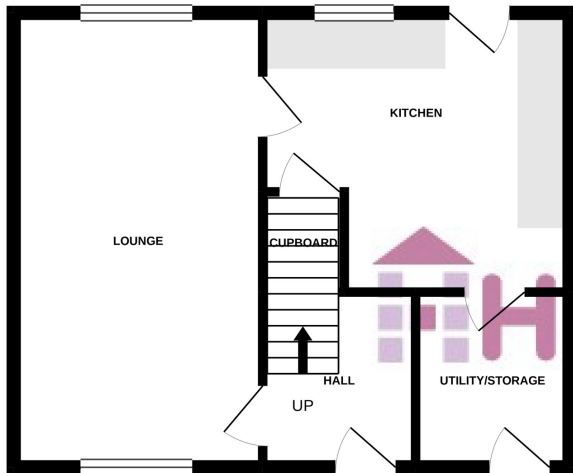
A well presented, spacious, 3 bedroom mid terrace villa in a popular area. With spacious lounge, large kitchen, utility, 3 bedrooms and shower room. With front and rear gardens, GCH and double glazing. A perfect first family home, early viewings advised.



HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX  
Tel: 01292477788  
E-mail: [hopperleads@aol.com](mailto:hopperleads@aol.com)



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

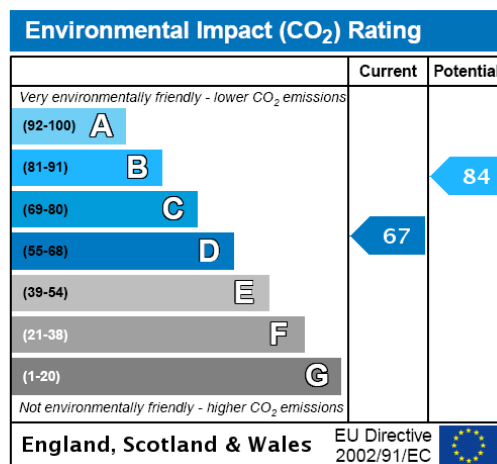
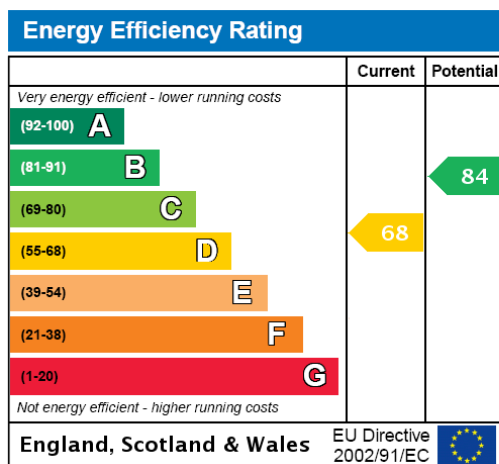


TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

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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31 Annpit Road, Ayr, KA8 9DB

Hoppers Estate Agency is delighted to market this well presented and deceptively spacious 3-bedroom, mid terrace villa in a popular area of Ayr. Comprising lounge, kitchen, 3 bedrooms and bathroom - with front and rear gardens, GCH and double glazing.

This property is presented in move-in condition and will suit a variety of buyers, in particular first-time buyers and young families. Internally, the property has been immaculately kept, and although some decor is slightly dated it provides an excellent blank canvas for buyers to make their own, also with some great potential for internal development.

On entrance is a hallway with stairs ahead and lounge to the left. The lounge is large and bright with dual aspects to the front and rear, and modern wall mounted fireplace. Off the lounge is a spacious kitchen; wall and base units provide excellent storage and worktop space. There is an additional storage cupboard and an extra room off; ideally sized for a utility room, WC, storage or with some development - a dining space.

On the upper floor, there are two spacious front facing double bedrooms; one with fitted storage. There is a third, rear facing bedroom; single sized with storage cupboard; a potential office, single bedroom or nursery. Lastly there is a shower room, with white suite and shower cubicle.

Externally the gardens are generous and very well kept. The rear is large and enclosed with spacious, neat lawn, greenhouse and large planting bed. Due to the size, this is an ideal space for families with children and/or pets, and equally provides an excellent plot to develop or landscape.

This property is ideally located for access into Ayr Town Centre, Prestwick and surrounding towns and villages. Newton-On-Ayr Train Station is only a short distance away for quick and easy access into Glasgow and there are excellent bus links from Prestwick Road. There are good local schools nearby for those with children, as well as parks and recreational spaces.

Additional Info: Gas fire and boiler (4 years old) have been serviced yearly to date. Cancelled 09/2020.

#### DIMENSIONS

Lounge: 10'4X18'10 approx.

Kitchen: 12'9x10'7 approx.

Utility/Storage: 6'6x7'11 approx.

Bedroom 1: 10'6x9'11 approx.

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Bedroom 2: 9'7x12'11 approx.

Bedroom 3: 7'4x8'8 approx.

Shower Room: 6'4x5'6 approx.

#### VIEWINGS

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

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