

Mccolgan Place

Ayr, KA8

Fixed price of £250,000



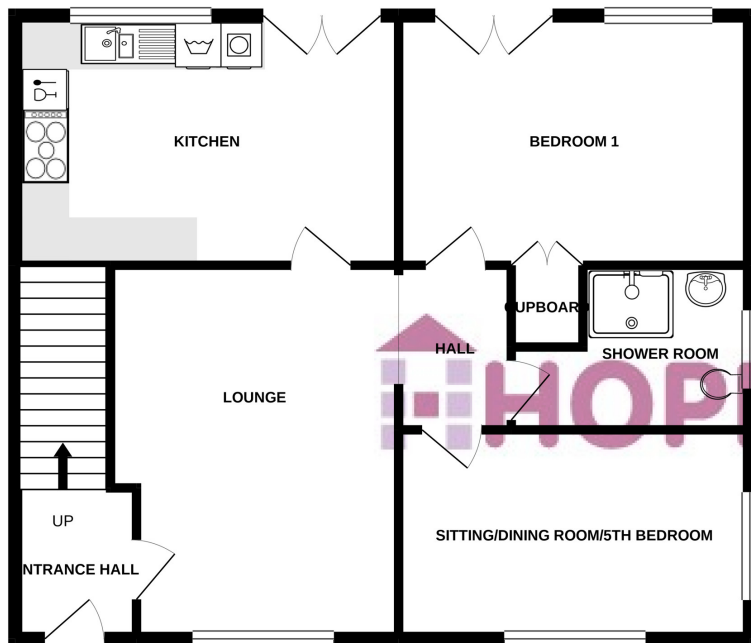
Immaculately presented 4 bedroom, detached family home. With 2 reception rooms, 4 bedrooms, modern kitchen, bathroom and shower room. Generous outdoor space with low maintenance rear garden and lots of private parking. Early viewings advised.



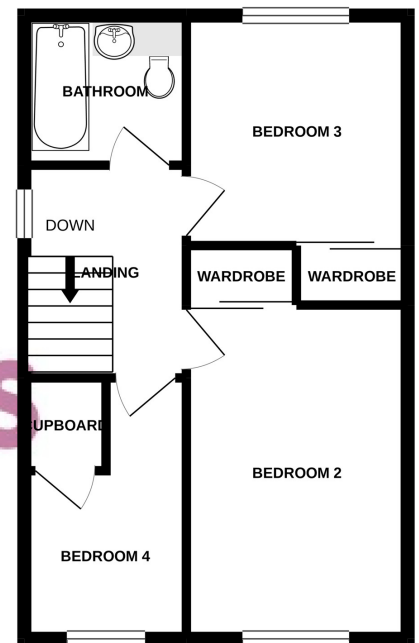
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GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



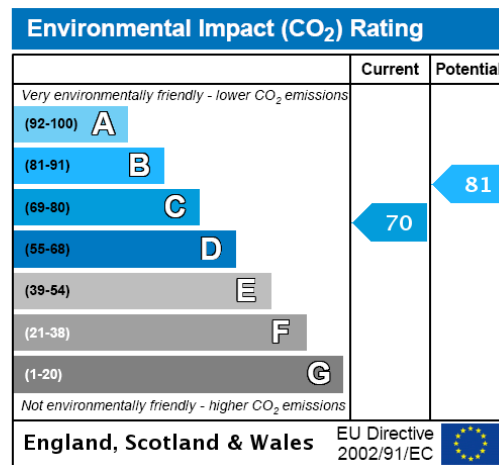
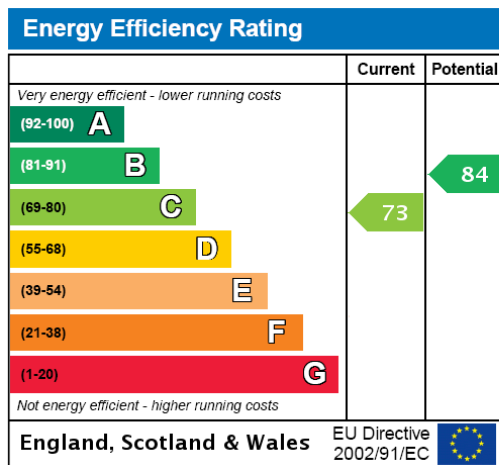
1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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11 McColgan Place, Ayr, KA8 9PU

Hoppers Estate Agency is delighted to market this immaculate 4 bedroom detached family home in Ayr. Presented in true walk-in condition, this is an excellent purchase for anyone looking for a flexible layout and spacious accommodation throughout. Comprising 2 reception rooms, kitchen with space for dining, 4 bedrooms, bathroom and shower room. The current owners have extended the property to create a deceptive amount of extra space on the ground floor. Also boasting an immaculate landscaped garden and ample private parking at the front. With GCH and DG.

We anticipate a high level of interest in the property so early viewings are advised.

Internally, the property is in excellent, walk-in condition. On entrance is a spacious lounge, with neutral decor and under stair storage. Behind this lies the modern kitchen; with wall and base units providing ample storage and worktop space integrated appliance, range-style cooker and American style fridge freezer, as well as space for dining. The kitchen has some lovely decorative finishes including natural stone tiling, high gloss units and vertical radiator. The extended area of the property provides the rest of downstairs space, with a rear facing, spacious double bedroom with fitted storage and doors out to the garden, and a bright front facing reception room; an ideal dining room, sitting room, play room, or potential 5th bedroom. Lastly there is a modern shower room with white suite.

On the upper floor are 3 bedrooms; two double sized - one front and one rear facing, both with fitted storage and neutral decor. The third bedroom is a smaller front facing room; a single bedroom or ideal office or nursery. Also on the upper floor is a modern bathroom, with white suite including jacuzzi bath with shower above.

Externally the grounds are generous and completely low maintenance. The front is fully monoblocked providing space for 3+ cars. The rear garden is fully enclosed; an ideal outdoor space for families with children and/or pets. It is spacious with central artificial lawn and large paved area ideal for outdoor furniture. There is a new garage and additional space at the side of the property for bin storage.

Mccolgan Place is on a quiet cul-de-sac and is centrally located for easy access into Ayr Town Centre, Prestwick and surrounding towns and villages. There are schools close by as well as play parks and recreational spaces so for those with children it's a great location.

DIMENSIONS

Lounge: 12'1x15'8 approx.

Kitchen: 16'1x10'6 approx.

Bedroom 1: 14'9x9'9 approx.



Reception Room: 14'9
Bedroom 2: 8'7x14'1 approx.
Bedroom 3: 9'3x9'8 approx.
Bedroom 4: 7'4x10'11 approx.
Bathroom: 6'7x6'3 approx.

VIEWINGS

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

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