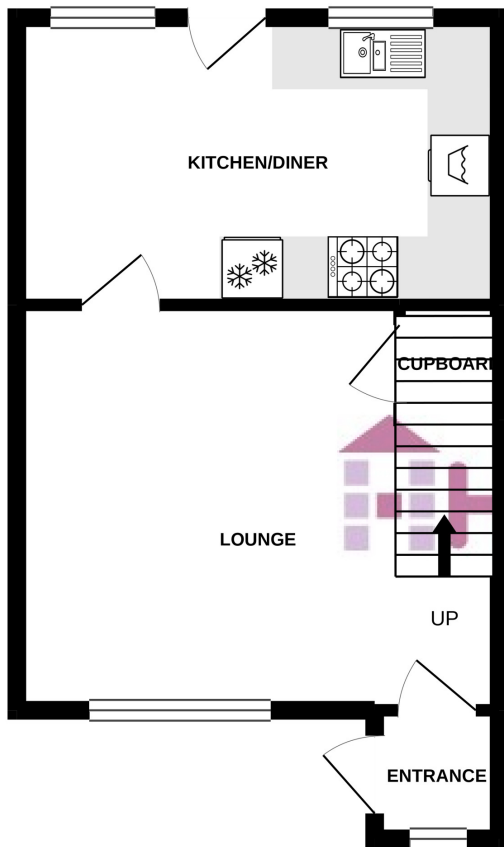




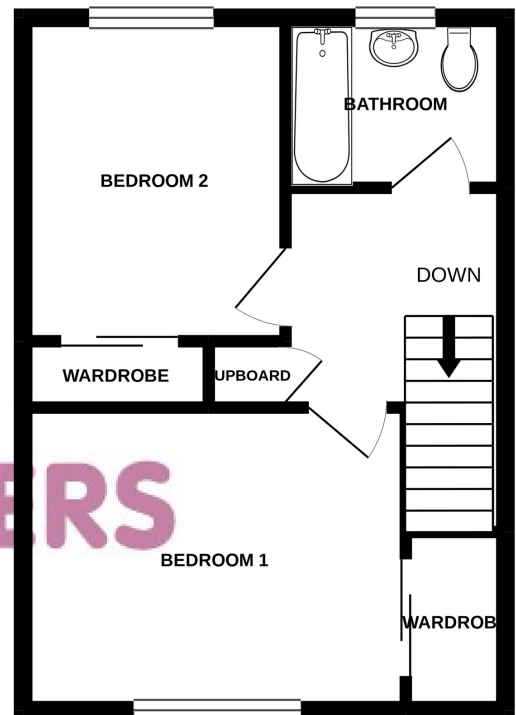
Well presented 2 bedroom semi villa in a popular area. With lounge, dining-kitchen, bathroom and 2 double bedrooms. Front garden and off street parking, and enclosed rear garden. With GCH and double glazing. Early viewings advised.



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



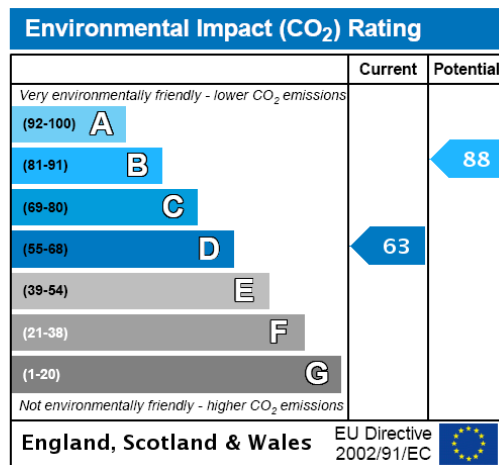
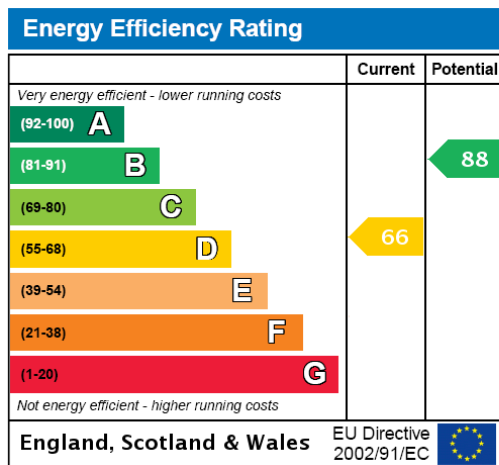
1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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Hoppers Estate Agency is pleased to market this well presented 2-bedroom semi villa in a popular cul-de-sac in Ayr. Comprising lounge, kitchen, 2 double bedrooms and bathroom. With enclosed South facing, rear garden and off-street parking.

Ward Road is a quiet cul-de-sac in a sought-after location. There are good amenities close by including supermarkets, and quick access to Heathfield Retail Park. For those with children, there are schools close by as well as parks and recreational spaces. There are excellent public transport links nearby, offering quick and easy access into Ayr Town Centre, Prestwick, or Glasgow.

The property itself is well presented throughout with bright, neutral decor. We anticipate a high level of interest, with the property appealing to first time buyers or those looking to downsize from larger properties. Early viewings are advised.

Internally, the layout extends to entrance vestibule, leading to a spacious lounge, with under-stair storage. From the lounge is the bright dining kitchen, with wall and base units providing ample storage and worktop space, as well as integrated oven, hob and hood, washing machine and fridge -freezer. On the upper floor, ahead is a modern bathroom; with white suite and shower over bath. Next to this are 2 double bedrooms; one front and one rear facing. Both contain fitted storage.

Externally, there is a neat front garden with off street parking. To the South-facing rear is a large decked area, with lawn, patio and garden shed. A good-sized space, and fully enclosed; ideal for those with children and/or pets.

DIMENSIONS

Lounge: 15'5x12'10 approx.

Kitchen: 15'5x9'0 approx.

Bathroom: 6'10x6'2 approx.

Bedroom 1: 12'10x9'10 approx.

Bedroom 2: 8'3x9'11 approx.

VIEWINGS

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



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