

# Annpit Road

Ayr, KA8

In the region of £120,000



\*\*\*CLOSING DATE FOR OFFERS THURSDAY 17TH JUNE @ 12 NOON \*\*\*

3 bedroom end terrace villa in popular area. Lounge, kitchen with room for dining, utility, 3 bedrooms & shower room. Front & spacious, enclosed rear garden. Near Heathfield Primary School.

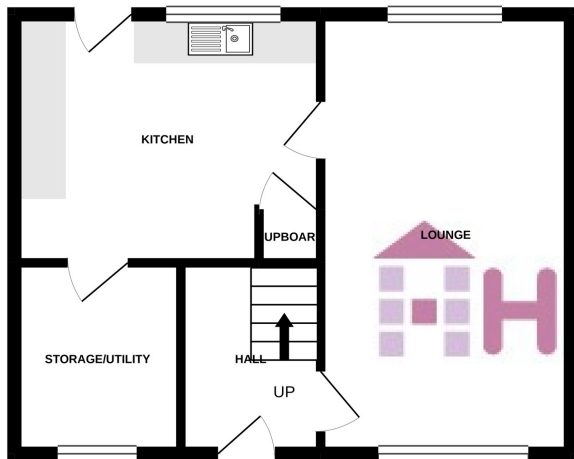


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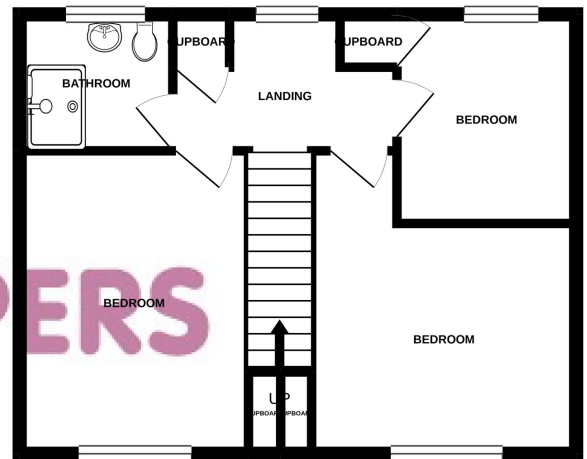




GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



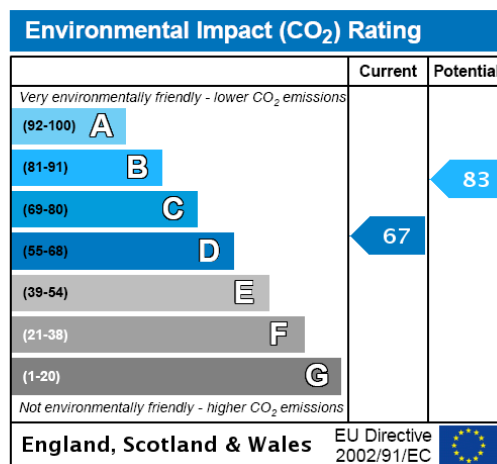
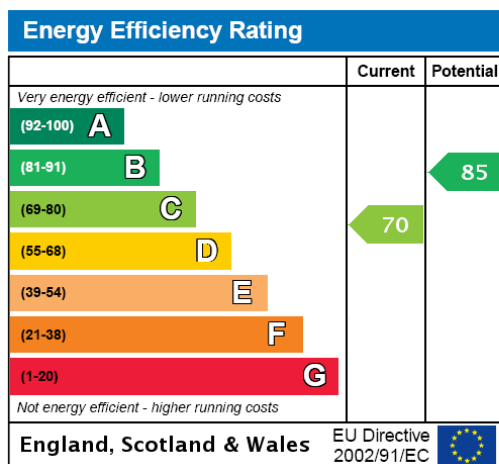
1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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29 Annpit Road, Ayr, KA8 9DB

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Hoppers Estate Agency is pleased to market this 3-bedroom end terraced villa in a popular area of Ayr. The property comprises a spacious lounge, kitchen, utility, 3 bedrooms and family bathroom. With front and rear gardens, GCH and DG. The property would benefit from decorative upgrading, but for the right buyers will create a wonderful home. We expect this property to appeal to those looking for a development project, first-time buyers, or those downsizing from larger homes.

Annpit Road sits between Heathfield Road and Seaforth Road; an ideal area for families, with good local schools and parks nearby. There are supermarkets within a short distance as well as easy access to Heathfield Retail Park, Ayr Town Centre and Prestwick Main Street and beach.

Internally, the property is deceptively spacious – it opens out to an entrance hall with stairs ahead and a lounge to the left - the large lounge is bright, with front and rear aspects and leads to the kitchen at the rear. The kitchen is of a good size with space for dining and an under-stair cupboard. Wall and base units provide good storage and worktop space, and there is a well-proportioned utility/storage room off - also an ideal space for an office, for those working from home.

On the upper floor, the bright landing contains an additional storage cupboard, with 2 spacious bedrooms off; both front-facing and double-sized. The third bedroom is single sized and rear-facing with a storage cupboard. There is also a rear-facing shower room with a white suite.

Externally the property boasts front and rear gardens. The front garden is lawned with a pathway, but could, with permission, provide an off-street parking space. The rear garden is spacious, with a lawn, large planting beds and a greenhouse. This space offers great potential for landscaping or development.

#### DIMENSIONS

Lounge: 10'5x19'6 approx.

Kitchen: 12'10x10'6 approx.

Utility: 6'5x7'10 approx.

Bedroom 1: 9'9x12'11 approx.

Bedroom 2: 10'7x12'11 (narrowing to 9'11) approx.

Bedroom 3: 7'5x8'8 approx.

Bathroom: 6'5x5'7 approx.



## VIEWINGS

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

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