

# Craigie Avenue

Ayr, KA8

Offers over £180,000



2 bedroom semi bungalow in a popular area. Comprising 2 reception rooms, dining kitchen, 2 beds and bathroom. With enclosed front and rear gardens, attached garage. Excellent development potential.

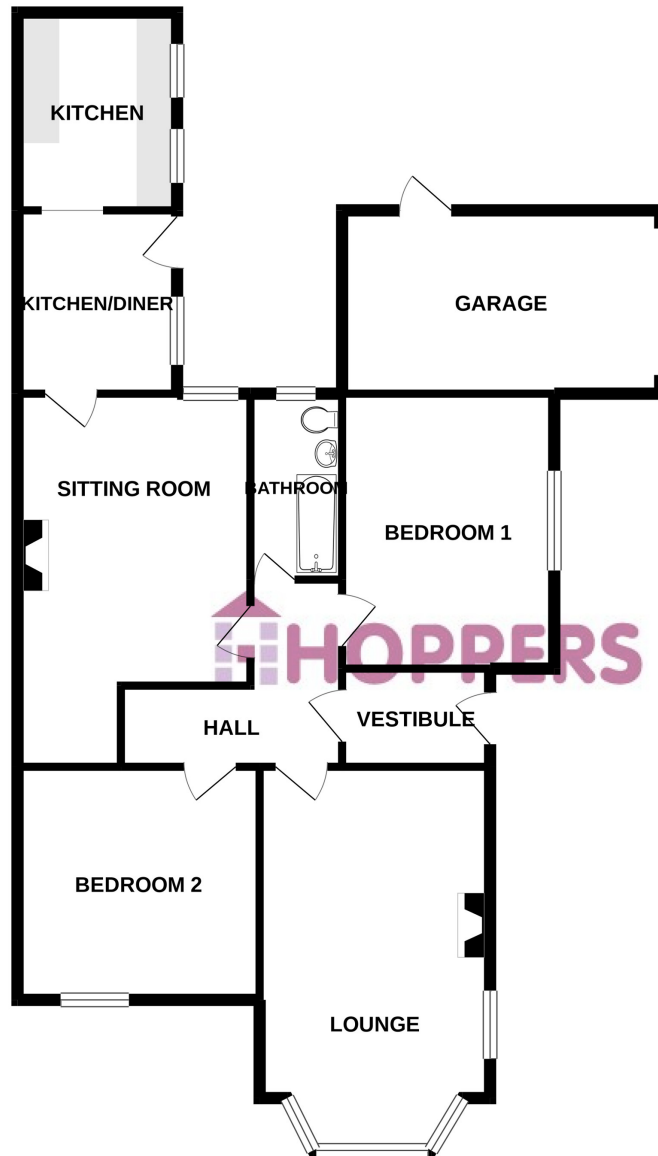


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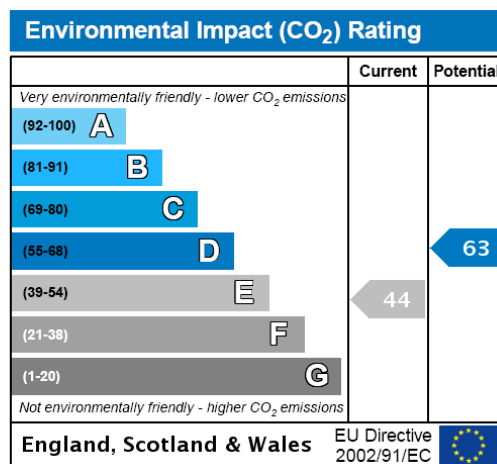
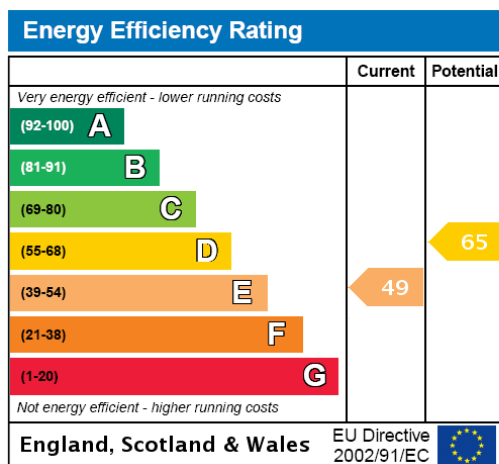
GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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15 Craigie Avenue, Ayr, KA8 0EH

Hoppers Estate Agency is pleased to market this 2-bedroom bungalow in a popular area of Ayr. Comprising lounge, sitting room, kitchen-diner, bathroom and 2 bedrooms, with attached garage, and enclosed rear garden. Also benefits from secure entry alarm, and recently installed SAHP water heater.

The property would benefit from renovation throughout, however has excellent potential, a flexible layout, and with some work, will provide buyers with a fantastic home. An ideal purchase for a property developer, or buyers looking for a new home to renovate and make their own.

On entrance a vestibule leads to a hallway, with bright, front facing lounge to the left, with large bay window and fireplace. Across the hall is a second reception room; a potential family room or dining room. From here is the kitchen; split into 2 rooms - a potential kitchen with dining area, also offering access to the rear garden. There are 2 bedrooms in the property, one front and one rear facing, both double sized. There is also a bathroom with shower over bath.

Externally there is a fully enclosed front lawn, and a spacious, enclosed rear garden, The rear garden contains attached outhouse with boiler and a Solar Assisted Heat Pump (SAHP) water heater, attached garage and greenhouse. With central lawn, patio area and mature shrubs and bushes surrounding.

#### DIMENSIONS

Lounge: 11'1x18'6 approx.

Sitting Room: 11'4x14'1 approx.

Kitchen: 8'2x8'10 & 8'2x9'6 approx.

Bedroom 1: 10'8x11'3 approx.

Bedroom 2: 10'3x13'3 approx.

Bathroom: 4'5x8'11 approx.

#### VIEWINGS

Strictly by appointment through Hoppers Estate Agency, Tel 01292 477788

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