

Paterson Street

Ayr, KA8

Offers over £80,000

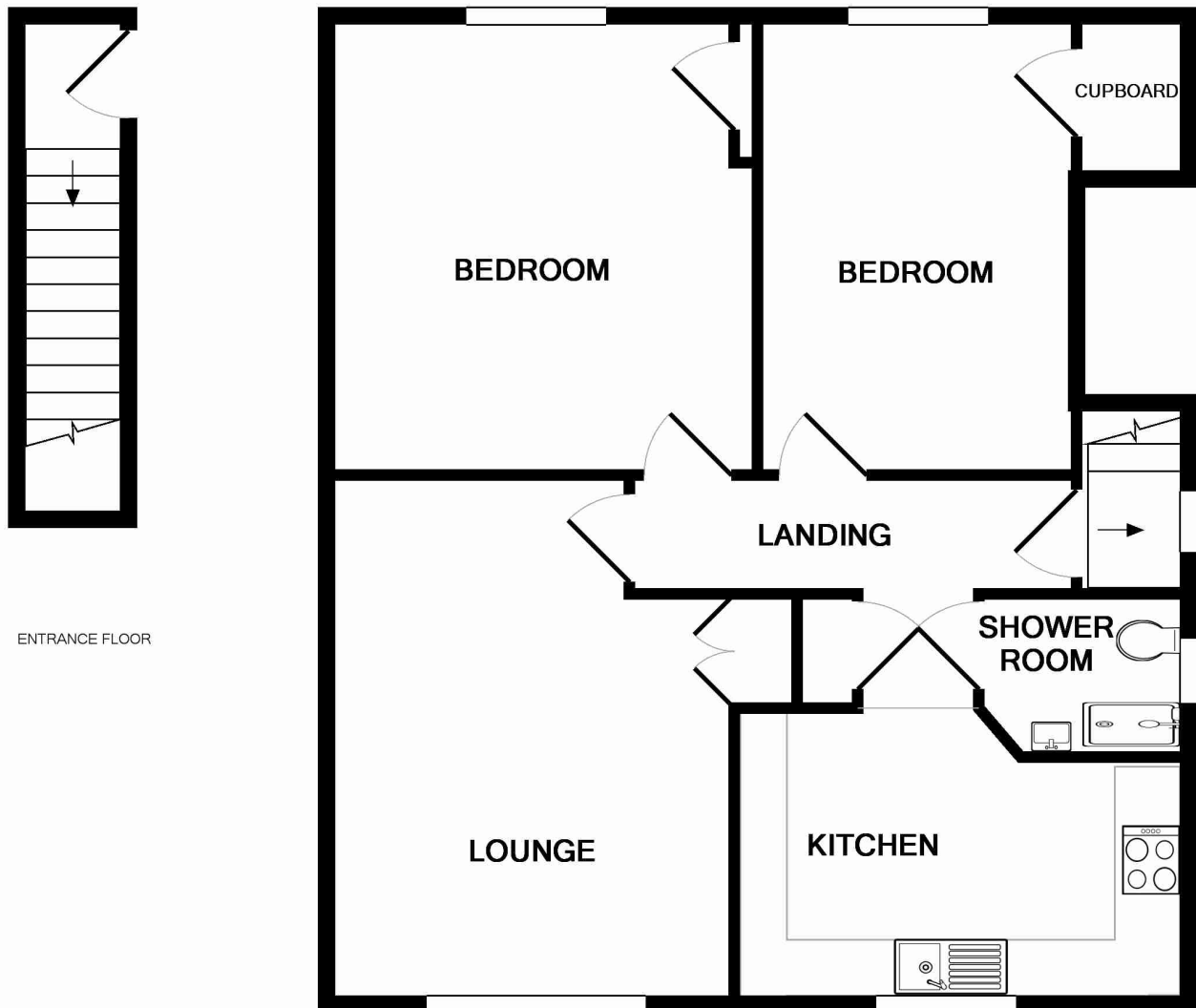


****CLOSING DATE WEDNESDAY 21ST JULY @ 12 NOON**** Well presented 2 bedroom upper flat. Lounge, kitchen, 2 double bedrooms, shower room & private rear garden. In walk-in condition, with modern, neutral decor throughout. GCH and double glazing throughout.



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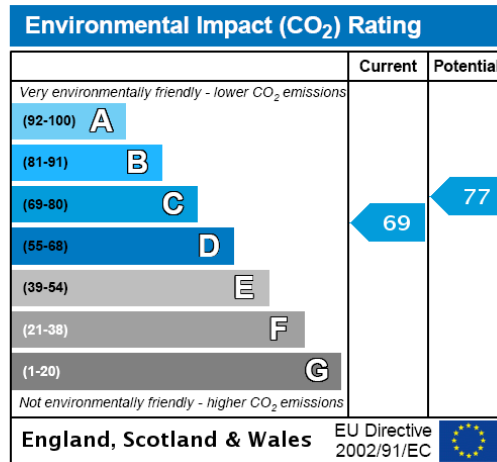
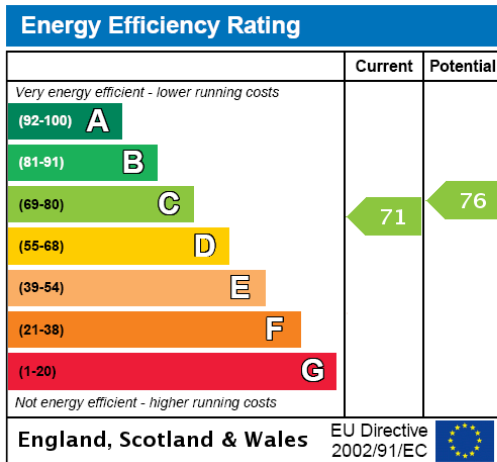
ENTRANCE FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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87 Paterson Street, Ayr, KA8 9HD

*** CLOSING DATE WEDNESDAY 21ST JULY @ 12 NOON ***

Hoppers Estate Agency is pleased to market this immaculate 2 bedroom upper flat in Ayr. Comprising entrance hall, lounge, kitchen, shower room, 2 bedrooms and rear garden. With GCH and double glazing throughout.

Presented in walk-in condition, the property has been upgraded by the current owner to provide ideal accommodation for first time buyers, or those downsizing from larger homes. With modern and neutral decor, fixtures and fittings throughout, we anticipate this property will appeal to a range of buyers.

On entrance is a small vestibule with stairs off to the main hallway with storage cupboard. Ahead lies the spacious lounge, with front facing window and light decor - the lounge could also accommodate a small dining table. The kitchen is modern, with integrated oven, hob and hood, as well as ample storage and worktop space. There are 2 bedrooms in the property, both generous doubles, and both rear facing. The shower room is well proportioned, with corner cubicle and modern gloss black toilet and wash-hand vanity unit.

Externally, there is a good-sized rear garden, fully enclosed so ideal for those with children and/or pets. The garden is currently low maintenance, with chipping stones and central patio; however the space lends itself to flexible development potential for buyers.

Paterson Street is located just off Heathfield Road; which provides quick and easy access into Ayr Town Centre or Prestwick. Heathfield Retail Park is short drive up Heathfield Road, with a range of larger stores, supermarkets and eateries, and there is a large playing field within walking distance as well as good schools nearby.

DIMENSIONS

LOUNGE: 14'11 x 11'8 approx.

KITCHEN: 11'10 x 5'10, widening to 7'4 approx.

BEDROOM 1: 12'11 x 12'2 approx.

BEDROOM 2: 12'11 x 9' approx.

SHOWER ROOM: 5'9 x 4'7 approx.

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



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