

Marchfield Quadrant

Ayr, KA8

Offers over £85,000



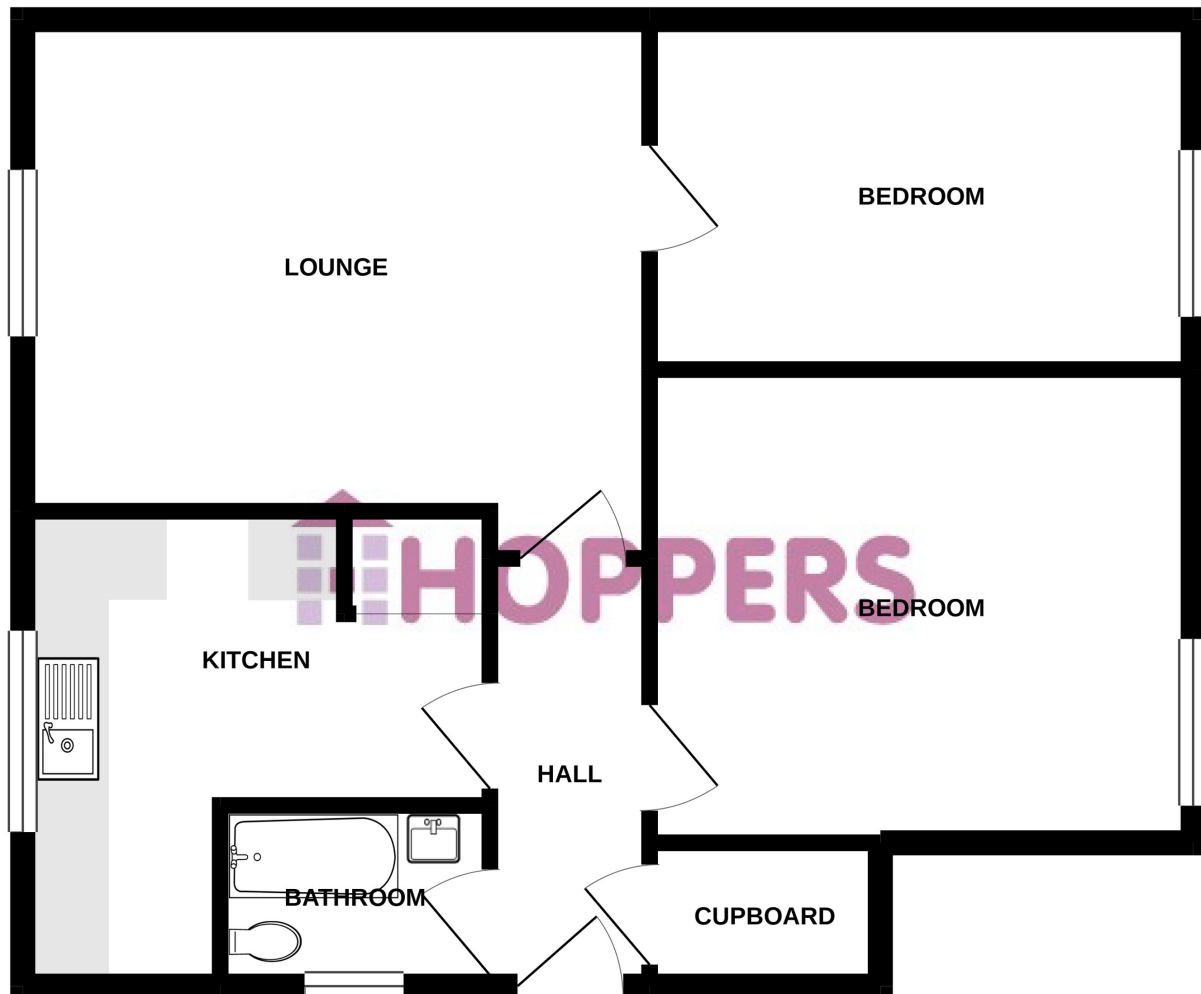
2 Bedroom ground level flat in a quiet area with good amenities close by. With lounge-diner, kitchen, 2 bedrooms and bathroom. Off street parking with enclosed rear garden. Ideal for first time buyers or buy-to-let investors.



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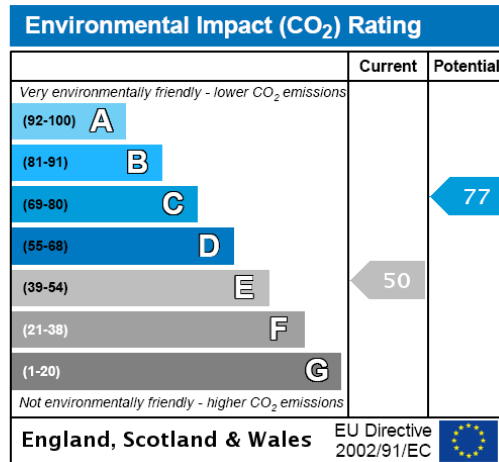
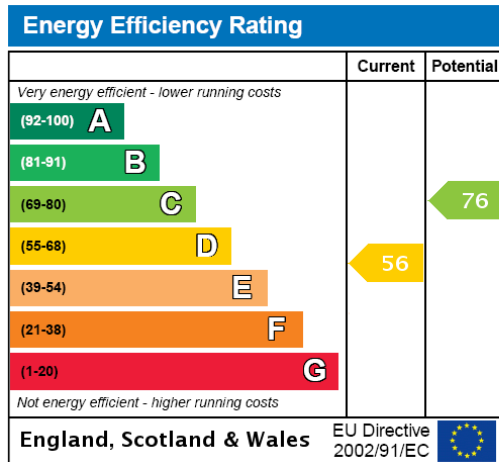
GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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58 Marchfield Quadrant, Ayr, KA8 8PE

Hoppers Estate Agency is pleased to market this spacious 2-bedroom ground floor flat in a popular area. Comprising entrance hall, lounge-diner, kitchen, bathroom and 2 bedrooms - also benefitting from off street parking and enclosed rear garden. We expect this property will appeal to a range of buyers, incl. first time buyers, buy-to-let investors, and those looking to downsize, or in the need of ground level accommodation.

The property is well presented and in move-in condition. On entrance is a welcoming hallway with large storage cupboard off. At the end of the hall is the bright lounge; spacious with room for dining. The kitchen is well proportioned and wall and base units offer ample storage and worktop space, as well as a large open cupboard. There are 2 bedrooms in the property, one accessed from the lounge, the other from the hallway; both are rear facing and double sized with neutral decor. The bathroom contains a white suite with shower over bath.

Externally, the property boasts off street parking at the front, and a private rear garden. The garden is fully enclosed, so ideal for those with children and/or pets. Mainly laid to lawn with rear patio/seating area and garden shed.

Marchfield Quadrant is located in a quiet area of Ayr, with easy access into Ayr Town Centre, Prestwick, Glasgow and beyond. There are good amenities close by including supermarkets, post office and chemist. There are good public transport links from Prestwick Road, and Newton-on-Ayr train station is a short distance away.

DIMENSIONS

Lounge: 14'11x11'7 approx.

Kitchen: 11'7x11'2 (at longest and widest points - L-shaped) approx.

Bathroom: 5'10x4'4 approx.

Bedroom 1: 12'9x12'2 approx.

Bedroom 2: 12'9x8'4 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency tel 01292 477788.

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