

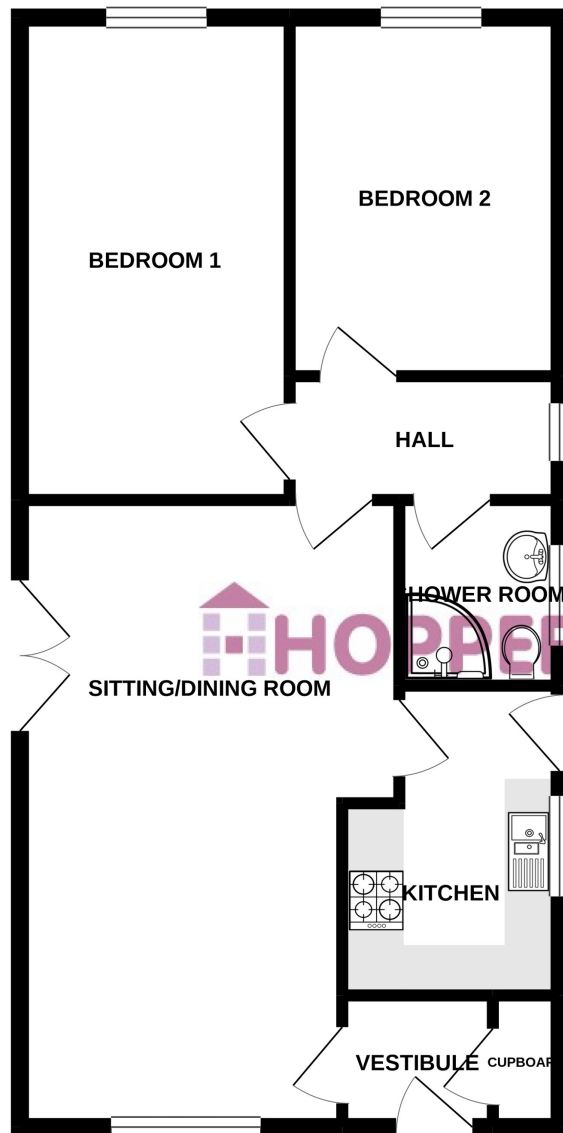


**\*\*CLOSING DATE FOR OFFERS FRIDAY 10TH SEPTEMBER @ 12 NOON \*\***

Immaculate 2 bedroom detached bungalow in a popular location. Spacious lounge, kitchen, 2 double beds & shower room. Off street parking, garage & beautiful rear garden.



GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.

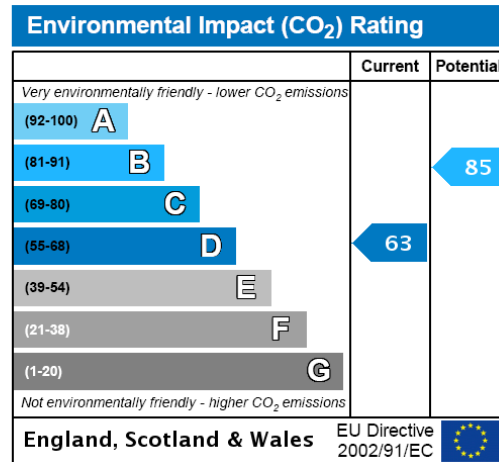
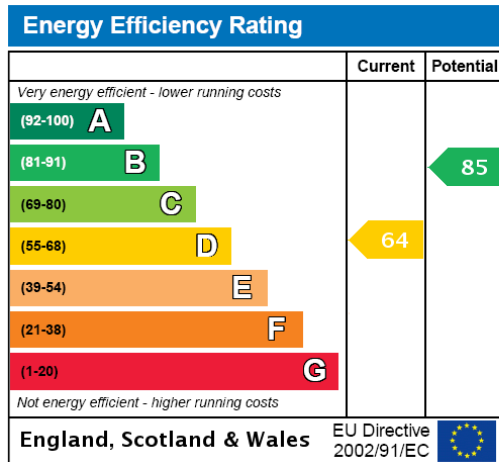


TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

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.  
Made with Metropix ©2021

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





**\*\*CLOSING DATE FOR OFFERS FRIDAY 10TH SEPTEMBER @ 12 NOON \*\***

Hoppers Estate Agency is delighted to market this immaculate 2 bedroom detached bungalow in a sought-after location. With lounge, kitchen, 2 double beds, shower room, off street parking, garage and beautifully maintained gardens. With GCH & double glazing throughout.

Presented in true walk-in condition, with bright, neutral decor throughout. This lovely home will be ideal for those in need of ground level accommodation, first time buyers or those downsizing from larger properties. We anticipate a high level of interest so early viewings are advised.

On entrance is a vestibule with cupboard off, and a large bright lounge to the left with space for dining. Brightened by front facing window and a side facing French door leading to the beautiful garden. From the lounge is access to the kitchen; well-proportioned with wall and base units providing ample storage and worktop space as well as integrated oven, hob and hood. A hallway provides access to the 2 bedrooms; both double sized and rear facing, and a modern shower room.

Externally, there is a large Monoblock driveway to the front, leading to garage and with space for multiple cars, as well as a mature planting area. At the back is the immaculate, spacious rear garden, with well-kept lawn, patio, greenhouse and mature planting beds. Fully enclosed, so ideal for those with children and/or pets, and perfect for entertaining and outdoor dining in the warmer months.

Abbot Court is a well-kept cul-de-sac just off East Road, an ideal location for access to both Prestwick and Ayr Town Centre, with good bus links, and quick and easy access to Heathfield Retail Park and a range of supermarkets. There are several schools close by, as well recreational areas.

#### DIMENSIONS

Lounge: 11'1"x20'6" approx.

Kitchen: 7'0"

Shower Room: 5'3"x6'1" approx.

Bedroom 1: 8'10"x15'9" approx.

Bedroom 2: 8'11"x11'9" approx.

#### VIEWINGS

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



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.