

Crown Street

Ayr, KA8

In the region of £100,000



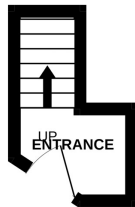
A beautifully presented 2 bedroom duplex apartment in central Ayr. Situated over 3 floors, with hall, lounge, dining-kitchen, shower room, 2 large double bedrooms and en-suite bathroom. Walk-In Condition, early viewings advised.



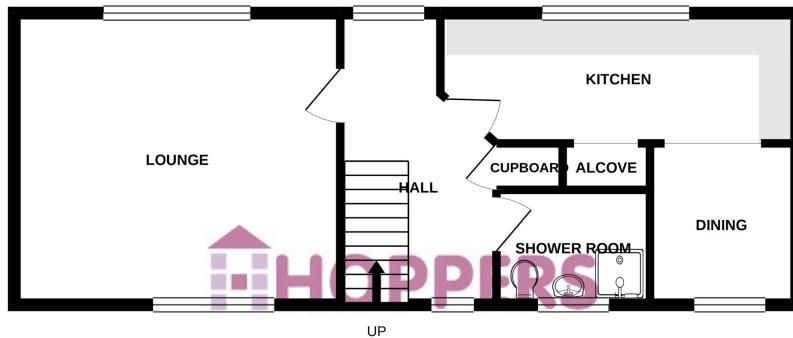
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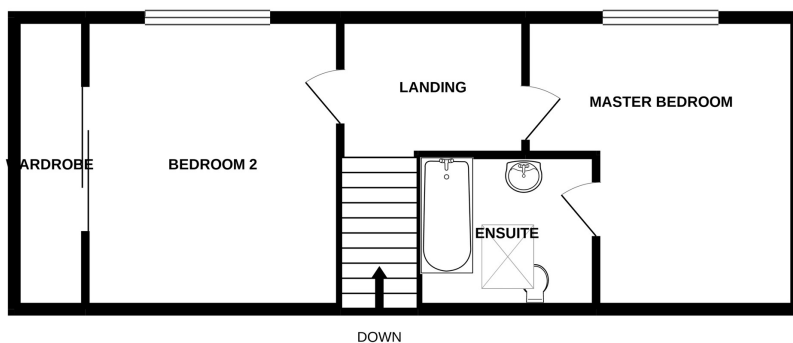
GROUND FLOOR
34 sq.ft. (3.1 sq.m.) approx.



FIRST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

50 Crown Street, Ayr, KA8 8AG

Hoppers Estate Agency is delighted to market this immaculate 2-bedroom duplex apartment in Ayr. This beautifully kept property is situated over 3 floors and comprises entrance hall, lounge, dining kitchen, shower room, 2 bedrooms and en-suite. An ideal purchase for first time buyers, buy to let investors, or those looking for a central base with easy access to town/public transport.

This property is located within walking distance of Ayr Town Centre where you will find high street shopping, a range of eateries and essential amenities such as banks and post office. There are local shops on Ayr Main Street, as well as excellent bus links, and quick access to Newton-on-Ayr Train Station which offers easy access into Glasgow. There are walking routes at Newton Shore as well as along the River Ayr. An excellent base for those looking to explore all that Ayr has to offer.

The property itself is presented in true walk-in condition and contains fresh, tasteful, neutral decor throughout, incl. new carpets and fresh paintwork, which will undoubtedly appeal to a huge variety of buyers. On entrance is a small hallway with stairs ahead to the main hall on the first floor. There is a large, bright lounge, with dual aspects and carpeted flooring, and a large dining-kitchen with excellent storage and worktop space. An alcove off provides a family dining area. Also on the first floor is a good sized, modern shower room.

On the second floor, a bright landing leads to the bedrooms; the master is a large, bright double, front facing, with carpeted flooring and en-suite off. The impressive en-suite is brightened by a large sky light and contains a modern white suite. Bedroom 2 is another spacious double room, front facing, with a large full-length wardrobe providing excellent storage.

Externally, there is a parking area at the rear, with a private, fenced off courtyard. The courtyard contains garden shed, and is ideal for relaxing in the warmer months. It is a completely low maintenance space, with artificial grass.

DIMENSIONS

Lounge: 15'1x13'6 approx.

Kitchen:

Shower Room: 7'2x5'9 approx.

Bedroom 1: 14'10x14'8 approx.

En-Suite: 8'3x7'6 approx.

Bedroom 2: 11'10x12'9

VIEWINGS

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

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