

Braeside Road

Ayr, KA8

Offers over £110,000



Semi-detached villa on generous corner plot in popular area. With hall, large lounge, fitted kitchen & bathroom on the ground floor, and 3 bedrooms upstairs. Fully double glazed with GCH, low maintenance gardens to the front, side and rear.

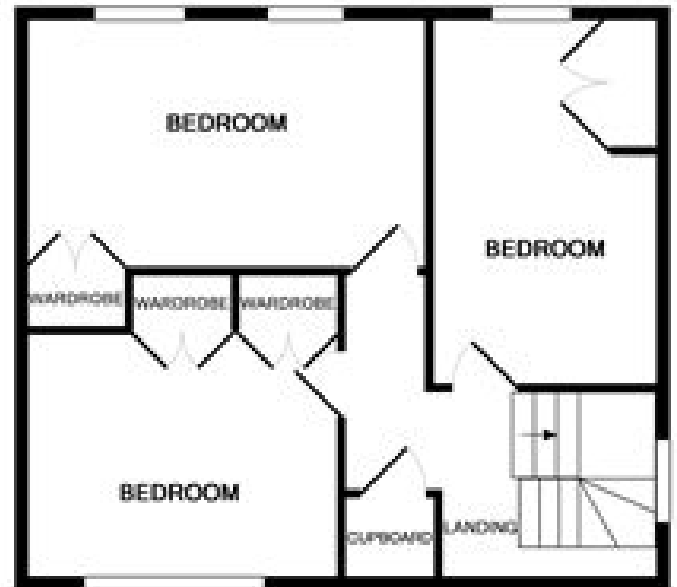


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GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	85
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	48	83
England, Scotland & Wales EU Directive 2002/91/EC		

7 Braeside Road, Ayr, KA8 9RH

Hoppers Estate Agency is delighted to market this well-presented semi-detached villa on a generous corner plot in a popular area. Comprising hall, lounge, fitted kitchen and bathroom on the ground floor, and 3 bedrooms upstairs. Fully double glazed with gas central heating. Gardens to the front, side and rear.

The property contains neutral decor throughout and will appeal to a range of purchasers incl. first time buyers and buy-to-let investors. Early viewings are advised.

On entrance is a bright hallway with large storage cupboard and spacious lounge to the left. The lounge is large and bright, with dual aspects to the front and rear, and fireplace - also ideally sized as a lounge-diner. The kitchen is at the rear, with wall and base units providing ample storage and worktop space, as well as space for a small dining table. The kitchen also provides access to the rear garden. Also on the ground floor is a good-sized bathroom, with neutral suite and shower over bath. On the upper floor, a landing with storage leads to 3 bedrooms; all double sized with fitted carpets, neutral decor and storage.

Externally, the grounds are generous with gardens at the front side and rear of the property. The outside space is low maintenance, with a lawn to the side and paving and chipping stones to the rear. The South-facing back garden is fully enclosed so perfect for those with children and/or pets.

HALL: 11'11 x 6'9 approx.

LOUNGE: 10'6, widening to 11'9, x 20'10 approx.

KITCHEN: 11'7 x 10'4 approx.

BATHROOM: 5'7 x 6'6 approx.

BEDROOM 1: 13'8 x 8'5 approx.

BEDROOM 2: 14'10 x 9'5 approx.

BEDROOM 3: 9'3 x 11'8 approx.

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

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