



**36 CHALMERS AVENUE**

AYR



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### 36 CHALMERS AVENUE, AYR

2 | BEDROOMS 1 | BATHROOM 1 | PUBLIC ROOM

**A semi-detached chalet villa with well proportioned accommodation, gardens, driveway parking and garage all in a quiet residential area.**

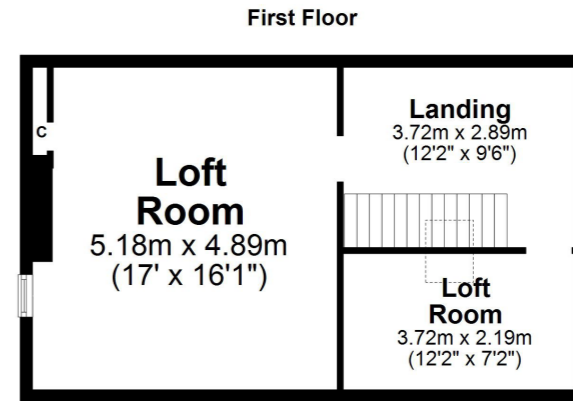
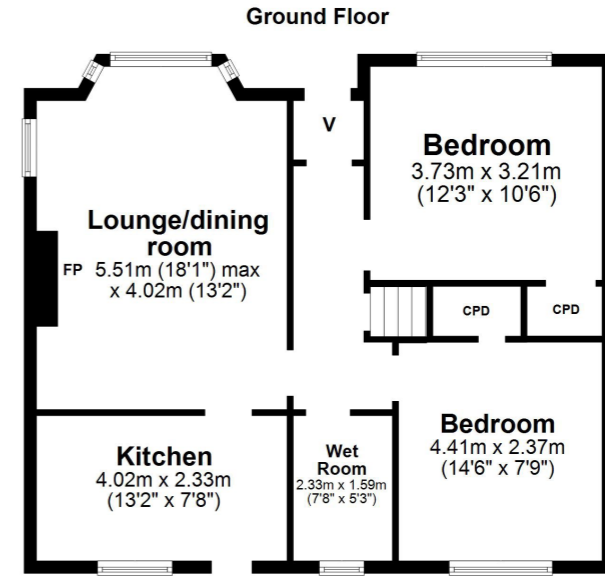
Number 36 is a semi-detached chalet villa suited to variety of potential purchasers including families and those clients seeking all on the level living. The property requires modernisation which has been reflected in the asking price however represents an excellent opportunity to create a lovely home in a sought after residential locale.

Features and benefits include a fitted kitchen, generous room proportions, good storage space, gas central heating and double glazing.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, front facing bay windowed lounge/dining room, fitted kitchen with door to the rear garden, two bedrooms and three piece wet room. Upstairs there is a spacious landing and two loft rooms.

Externally the property is set back from the road with gardens to the front and rear. The front garden is laid to lawn with driveway parking to the side culminating in the detached garage. The fully enclosed rear garden is laid to decorative chips with the garden shed included in the sale.





### Local Area

Chalmers Avenue is well placed close to Ayr town centre and within close proximity to local amenities including both primary and secondary schooling. The town centre provides a comprehensive range of amenities including supermarket and retail shopping and excellent transport links. For the commuter the A77/M77 links to Kilmarnock, Glasgow and surrounding districts.

**AY3819** | Sat Nav: 36 Chalmers Avenue, Ayr, KA7 2NJ

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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