



34 OLD HILLFOOT ROAD

AYR

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2 | DOUBLE BEDROOMS

1 | BATHROOM + DOWNSTAIRS CLOAKS/WC

2 | PUBLIC ROOMS

A well presented modern detached villa with integrated garage, situated on a quiet corner plot with easily maintained front, side and private south facing rear gardens. The property is located a short distance from local shops, supermarket, schools, Ayr town centre and bus routes.

This spacious modern home is presented as a two bedroom property however it was originally constructed as a three bedroom home and could easily be reconfigured to its original three bedroom layout if desired. The property is presented to the market in excellent condition and has a first class specification and neutral decor throughout.

This home would suit a variety of clients; professional or retired, with/without children, or indeed those seeking their first property.

The accommodation comprises entrance hall, cloaks/wc, good size formal lounge semi open plan to dining room with double glazed patio doors opening onto rear garden, modern fitted kitchen and appliances with utility area and access to integral garage. Upstairs there are two double bedrooms with built in wardrobes, hall cupboard and a modern bathroom with over bath power shower.

The property has full gas ch and double glazing.

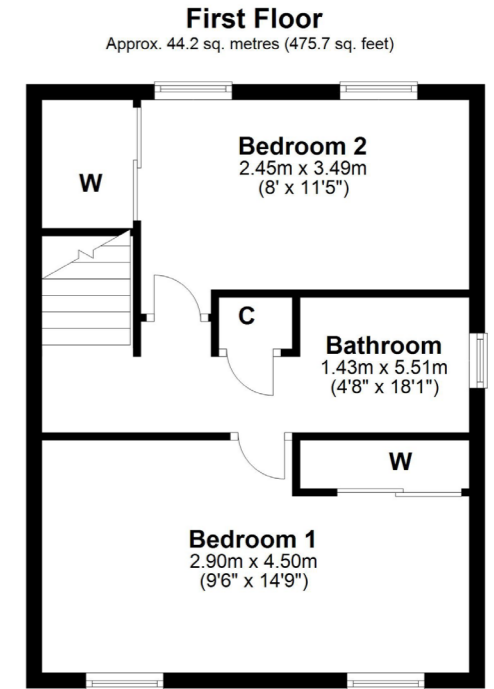
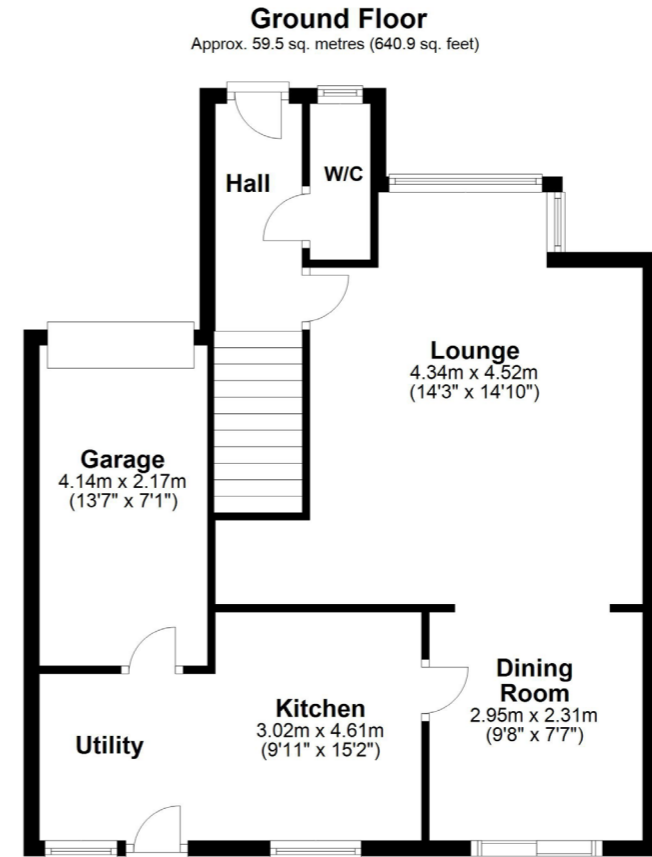
Outside there are enclosed landscaped gardens.

There is a grassed area to the front with private driveway and access to the integral single garage and side path to the rear garden. The south facing rear garden is enclosed with medium size lawn, shrubbery, borders, paved patio and drying area.









Total area: approx. 103.7 sq. metres (1116.6 sq. feet)



Old Hillfoot Road is conveniently placed for access to local shops on Hillfoot Road. Ayr town centre is a short distance where you will find a comprehensive range of retail shops, supermarket, transport and recreational facilities.

AY4120 | Sat Nav: 34 Old Hillfoot Road, Ayr, KA7 3LW

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



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