



**19 FALKLAND ROAD**

AYR

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A traditional mid-terrace cottage providing deceptively spacious accommodation and suited to a variety of potential purchasers within a popular residential locale.**

Number 19 is a mid-terrace cottage within a popular residential area of Ayr close to Newton-on-Ayr railway station. Although requiring modernisation the accommodation layout is spacious and suited to a variety of potential purchasers including first time buyers and those clients seeking predominantly all on the level living.

Features and benefits include a modern fitted kitchen (integrated fridge/freezer), three piece shower room, gas central heating with a 'Vaillant' boiler, generous cupboard/wardrobe space and double glazing.

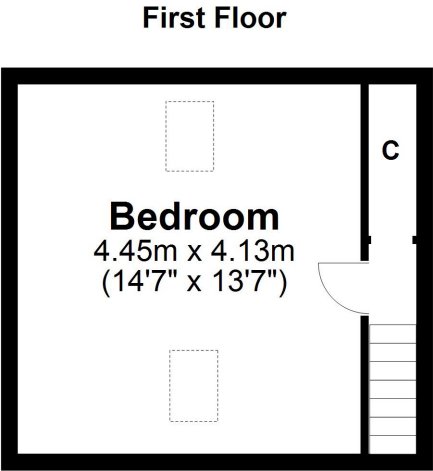
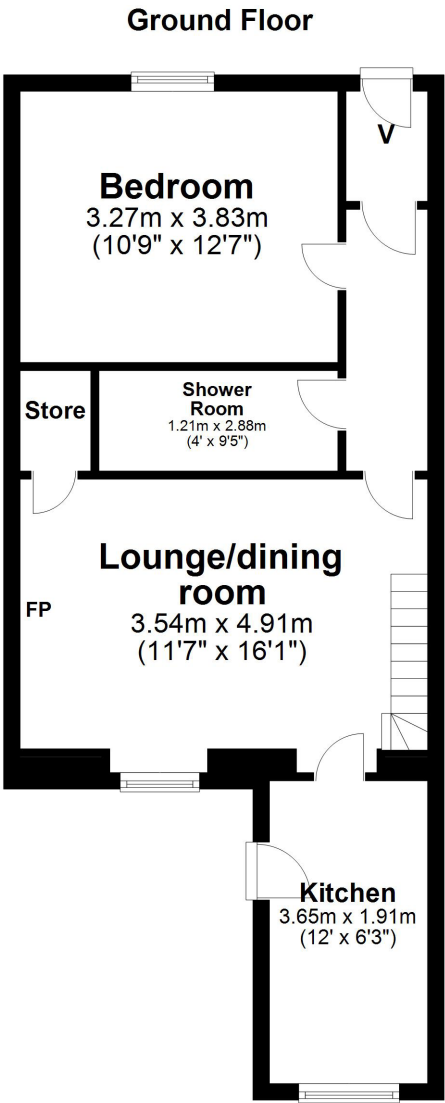
In summary the accommodation extends to an entrance vestibule, reception hallway, front bedroom, lounge/ dining room and fitted kitchen with door to the rear garden. Upstairs there is a further double bedroom and access to eaves storage space.

Externally there is a south facing rear garden which requires maintenance and has an area of slabbed patio and a further area which is now overgrown.









Falkland Road is a relatively traffic free residential address located in north Ayr within close proximity to Newton-on-Ayr railway station linking to Ayr and Glasgow and excellent schooling. Ayr town centre is around one mile distant and provides a comprehensive range of amenities including supermarket and retail shopping.

**AY5306** | Sat Nav: 19 Falkland Road, Ayr, KA8 8LN

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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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