

property details **approval form**

48 Kincaidston Drive, Ayr, Ayrshire, Scotland, KA7 3XT

Date: 12 June 2024

Property Ref and Version: AYR105791 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £70,000

Tenure: Freehold

>> **key features**

- > End-Terraced Villa
- > Two Double Bedrooms
- > On Street Parking
- > Development Opportunity
- > First Time Buyer
- > Buy To Let
- > Gas Central Heating
- > Close To Amenities
- > EPC Rating: D

>> **short description**

Situated in the popular town of Ayr, this end-terraced villa offers a perfect development opportunity for first time buyers and buy to let investors.

>> **long description**

Situated in the popular town of Ayr, this end-terraced villa offers a perfect development opportunity for first time buyers and buy to let investors.

Conveniently positioned close to Ayr town centre and local amenities, the property presents within the ground floor: bright entrance hallway, large and spacious lounge with room for a potential dining area and a kitchen space filled with endless opportunity to renovate. Upstairs, the property boasts two spacious double bedrooms each with storage cupboards and a three-piece family bathroom.

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This fantastic villa is further enhanced by plentiful on street parking to the front of the property and a large rear garden. Early viewing is advised.

>> **directions**

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>> **room description**

Lounge

21' 6" Maximum x 10' 9" Maximum (6.55m Maximum x 3.28m Maximum)

Kitchen

11' 1" x 9' 4" Maximum (3.38m x 2.84m Maximum)

Bedroom 1

16' 5" x 8' 9" (5.00m x 2.67m)

Bedroom 2

12' 4" Maximum x 10' 1" Maximum (3.76m Maximum x 3.07m Maximum)

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>> **room description**

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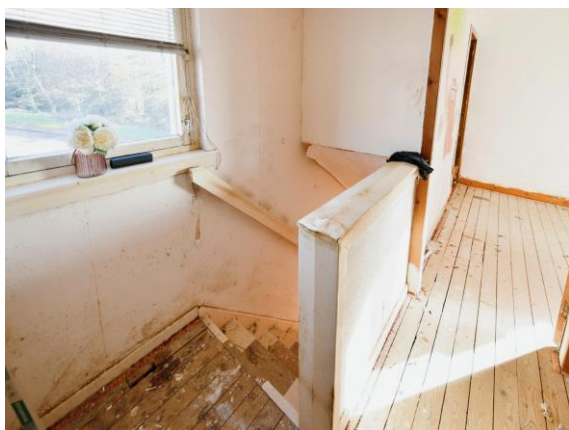
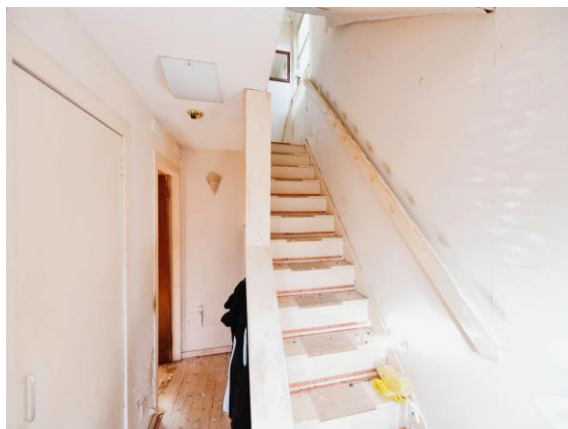
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>> property images



Your Allen & Harris office: 18 Parkhouse Street, AYR, Ayrshire, KA7 2HH
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>> **property images**



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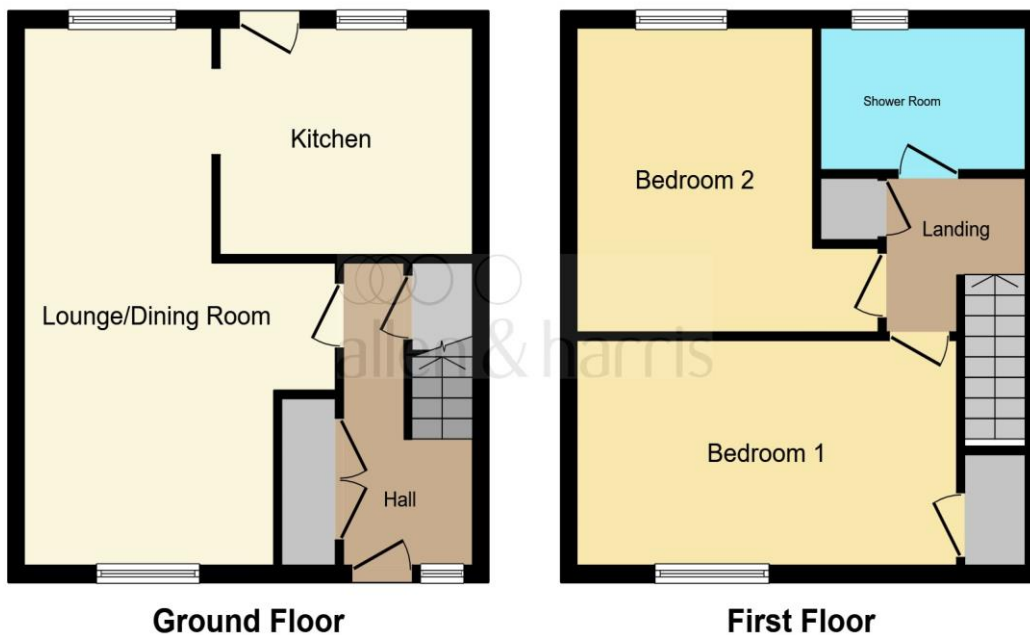
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>> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

	Signature	Date
Caitlin Quinn		
Miss C. Allen		

Your Allen & Harris office: 18 Parkhouse Street, AYR, Ayrshire, KA7 2HH

T 01292 267248 **E** Ayr@allenandharris.co.uk