



55 Lochside Road, AYR KA8 9JY
Offers Over £75,000

Super opportunity to purchase this very spacious extended LOWER COTTAGE FLAT enjoying an excellent location within this popular and established residential area of Ayr.

The property, which is located just a short distance from Whitletts Road, is ideally placed to benefit from the many amenities found within the local area. These include a wide selection of shops as well as supermarket shopping with a nearby Tesco. More extensive shopping can be found within Ayr Town Centre which is easily accessible. Public transport facilities include regular bus services on Whitletts Road with frequent rail travel found within walking distance of the property. There are excellent recreational pursuits found locally and schooling is also available at both primary and secondary levels. There are in addition good road links with Whitletts Road providing direct access to the A77M77.

Presented in good order throughout, this extended Lower Cottage Flat offers accommodation of reception hall, spacious lounge into the dining room. The dining room in turn has sliding patio doors onto private enclosed garden grounds. There are two spacious double bedrooms, modern kitchen comprising an extensive range of floor standing and wall mounted units finished in beech with complimentary wood effect work surface area incorporating inset gas hob with electric oven below and stainless steel extractor canopy above. There is plumbing for washing machine and for dish washer. The fully tiled bathroom offers a three piece suite with electric shower over bath. Features of this property include UPVC double glazing gas central heating, enclosed gardens to the rear and off-street parking to the front.

The agents have no hesitation in recommending early internal viewing.

DIMENSIONS

Lounge	13'1" x 12'3"
Dining room	11'0" x 11'0"
Kitchen	11'3" x 5'10"
Bedroom one	14'11" x 11'8"
Bedroom two	12'3" x 9'1"
Bathroom	8'10" x 4'7"

FEATURES

- Popular location
- Close to all amenities
- Excellent public transport services
- Two public rooms
- Two bedrooms
- Gas central heating
- Double glazing
- Enclosed gardens
- Off-street parking
- Viewing recommended

COUNCIL TAX

Band C

ENERGY RATING

D

INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

TRAVEL DIRECTIONS

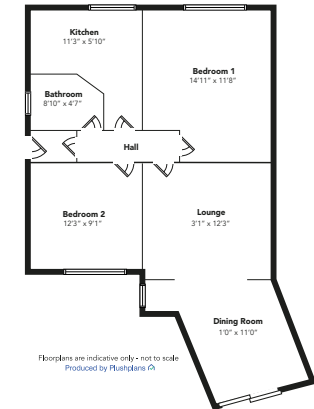
For SAT NAV purposes the post code is KA8 9JY.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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