



**12 Craighall Place, AYR KA7 4XD**  
**Offers Over £250,000**









Super opportunity to purchase this RARELY available DETACHED BUNGALOW situated at the end of a quiet cul de sac and occupying a large plot within this much sought after residential area close to Maybole Road and the nearby A77 bypass.

The easily accessible town of Ayr offers a wide range of shops catering for all day to day requirements including supermarket shopping as well as many High Street names. There is a great selection of bars, restaurants and coffee shops within the town centre. Public transport facilities within the area including regular bus and rail services, Ayr railway station offers good access across the central belt. As stated, the property is close to the A77 allowing good commuting to the M77 and M8.

This exceptional family home owned by the same family for over 50 years requiring general modernisation throughout has spacious accommodation of entrance hallway leading to all apartments. The accommodation on offer comprises a large lounge to the lefthand side with windows to the front and a fire surround on the focal wall, a wide galley style kitchen with access to the conservatory which in turn has access to the rear gardens, three double bedrooms and a bath room.

Features of this property include double glazing, gas central heating, a good level of storage, a large driveway with access to a garage and very large private gardens to the rear of the property.

This truly is a unique property and only by viewing can a potential buyer fully appreciate the accommodation on offer and the size of plot this home occupies.



#### DIMENSIONS

Lounge	16'11" x 12'10"
Kitchen	12'9" x 8'10"
Bedroom 1	12'9" x 10'2"
Bedroom 2	11'6" x 9'11"
Bedroom 3	10'11" x 9'11"
Conservatory	12'6" x 7'10"
Bathroom	8'6" x 5'6"

#### COUNCIL TAX

Band E

#### ENERGY RATING

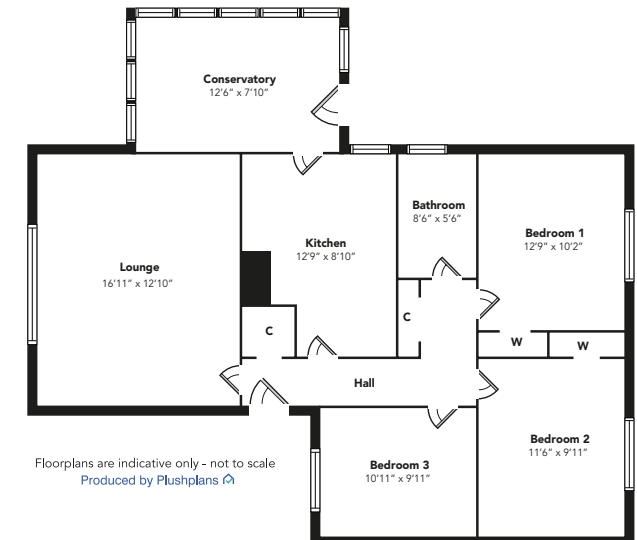
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#### FEATURES

Fabulous development potential  
Will appeal to a wide range of buyers  
Three Bedrooms  
Unique large plot within Cul de Sac  
Attractively priced  
Double glazing  
Gas central heating.  
Viewing recommended

#### INCLUSIONS

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





### TRAVEL DIRECTIONS

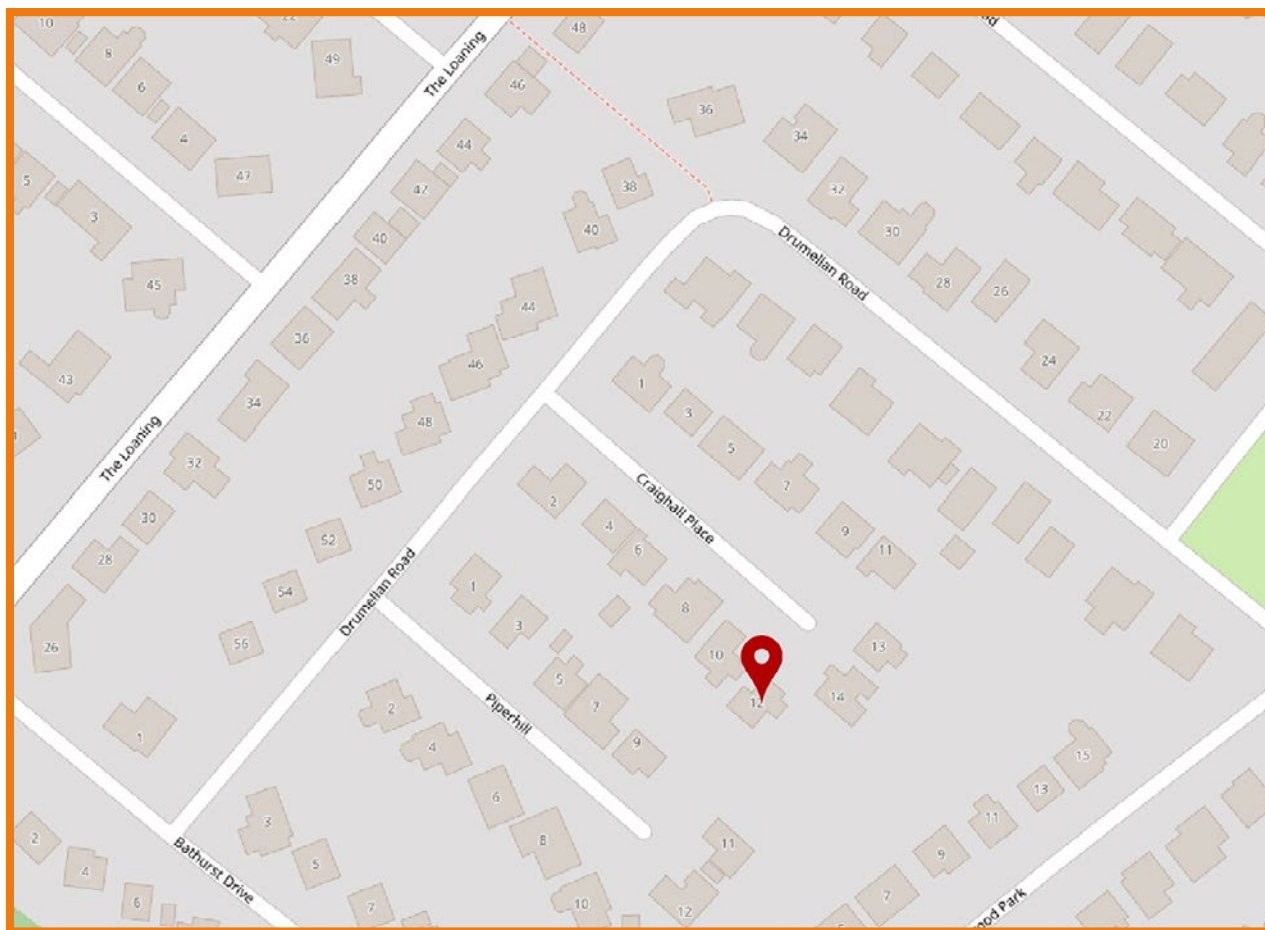
Travelling south on the A77 turn right onto Maybole Road taking the first left Kersepark, continue turning right into Drumellan Road continue taking the third on the left into Craighall Place where the property is located at the end on the right.

### VIEWING

Strictly by appointment through Barnetts on 01563 522137.

### 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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