



93 Fail Avenue, TARBOLTON KA5 5RL
Offers Over £65,000

REQUIRING CONSIDERABLE UPGRADING this is an excellent opportunity to purchase a spacious SEMI DETACHED VILLA enjoying a quiet central location within this popular Ayrshire village and enjoying a fabulous open outlook to the rear.

Found within close proximity to the centre of the village the property is ideally placed to benefit from the many amenities found within nearby. These include nearby shops catering for all requirements. For more extensive shopping the nearby towns of Ayr (approximately 15 minutes drive) or Prestwick which offer a wide range of amenities including many High Street names as well as a variety of supermarkets. Schooling is also found locally with the primary school located within the village. Public transport facilities from Mauchline include regular bus services connecting to Ayr which itself offering frequent rail travel to Glasgow City Centre and all major Ayrshire towns. For the motorist the A77/M77 is easily accessible and provides direct access to Glasgow City Centre.

This family home which does require extensive upgrading to all areas offers accommodation over two levels comprising on the ground floor, a large reception hall with ample storage to the side, large lounge with both front and rear facing window formations and on the focal wall a fire with fire surround, the kitchen which also provides access to the rear gardens has a range of floor standing and wall mounted units there is a free standing electric cooker and ample space for other appliances. Also on the ground floor is the bathroom.

On the upper landing there are three spacious bedrooms.

The agents would strongly recommend early viewing of this attractively priced spacious family home which as stated does require modernisation.

DIMENSIONS

Lounge	21'3" x 12'6"
Kitchen	8'8" x 10'3"
Bathroom	8'9" x 5'4"
Bedroom one	11'8" x 8'10"
Bedroom two	9'9" x 12'1"
Bedroom three	8'8" x 8'3"

COUNCIL TAX

Band A

ENERGY RATING

D

FEATURES

Upgrading required to all areas
Good central location
Rarely available
Three bedrooms
Oil fired central heating

Fabulous large private gardens
Viewing recommended

INCLUSIONS

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

TRAVEL DIRECTIONS

Travelling from A77 proceed on the B730 to Tarbolton, on entering the village continue on Montgomerie St turning left onto James Street at the Black Bull, continue onto Mansefield Road turning right into Fail Avenue, the property sits on the right.

VIEWING

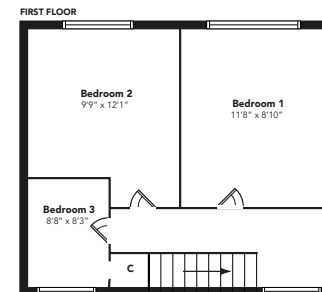
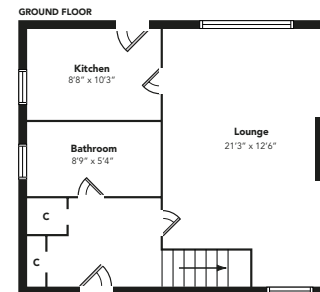
Strictly by appointment through Barnetts on 01563 522 137.



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.



Floorplans are indicative only - not to scale
Produced by Plusplans



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