



166 WESTWOOD AVENUE

AYR

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c o r u m



3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

Number 166 is a semi-detached villa ideally suited to the family market with well proportioned, flexible accommodation arranged over two levels with space to extend to the rear or into the loft space subject to any appropriate consents.

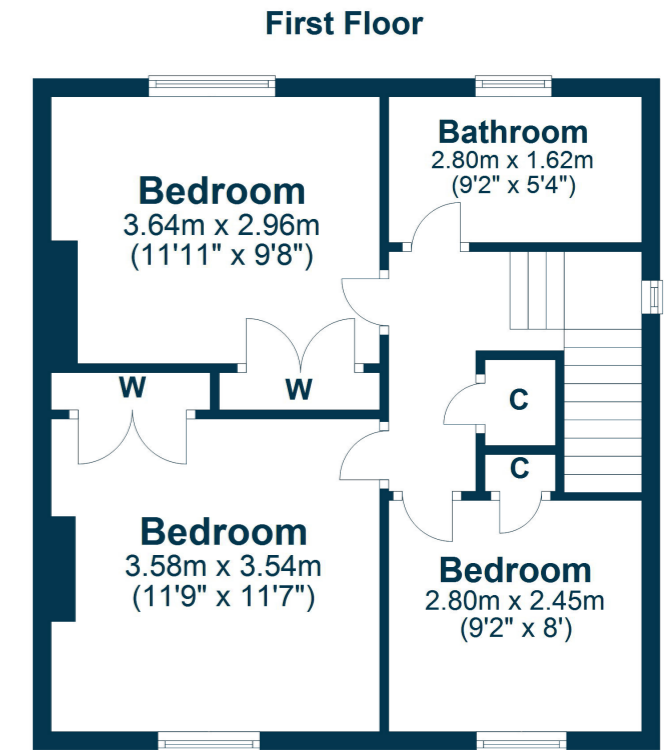
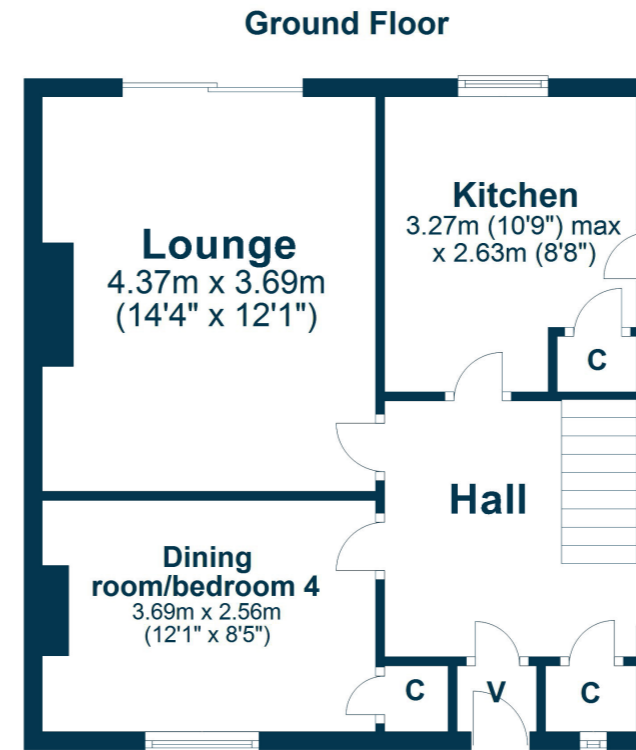
The property requires extensive upgrading and modernisation throughout and due to the general condition has been classed as non-mortgageable although potential purchasers should consult their mortgage lender regarding potential mortgageability.

Benefits of the property include gas central heating, extensive cupboard and wardrobe space, large loft space accessed via a pull down ladder and predominant double glazing.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, rear facing lounge room, kitchen with door to the side of the property and dining room/fourth bedroom. Upstairs there are three further well proportioned bedrooms and a bathroom.

Externally there are good sized gardens to the front and rear with a driveway to the side which culminates in the detached garage. The garage is in a state of dis-repair but has a concrete base and a new garage could be erected by the buyer subject to any appropriate consents.





Westwood Avenue is well placed for local amenities including schooling and shops. The location is around two miles from the centre of Ayr which provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

: **AY5124** | Sat Nav: 166 Westwood Avenue, Ayr, KA8 0RG

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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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