



Lochlea Drive, Ayr, KA7 3DR

Offers Over £120,000

2 1 1



2 bedroom, spacious, semi-detached villa situated in a popular residential area, with excellent access to local amenities and Schools.

The property boasts an entrance hall leading into a spacious lounge, which extends into the modern fitted Kitchen with ample cupboards and worktops with Storage and Utility Area off. The first floor hosts a modern 3 piece bathroom and 2 generously sized double bedrooms with storage cupboards.

Externally, the property overlooks a large grassed area. The front garden consists of a lawn and decorative planting, a side path leading to the spacious rear garden with a mixture of slabs and lawn.

This property appeals to first time buyers and investors alike, therefore early viewing is advised.

Living - 4.36 x 3.79m

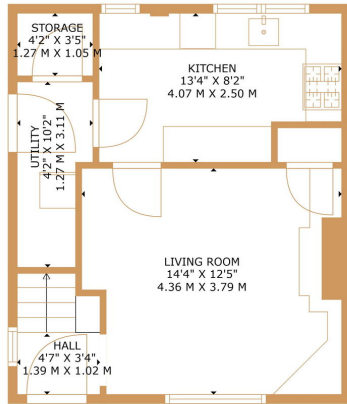
Kitchen - 4.07 x 2.50m

Bedroom 1 - 4.35 x 2.86m

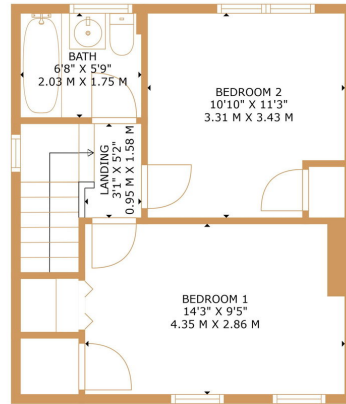
Bedroom 2 - 3.31 x 3.43m

Bathroom - 2.03 x 1.75m





FLOOR 1



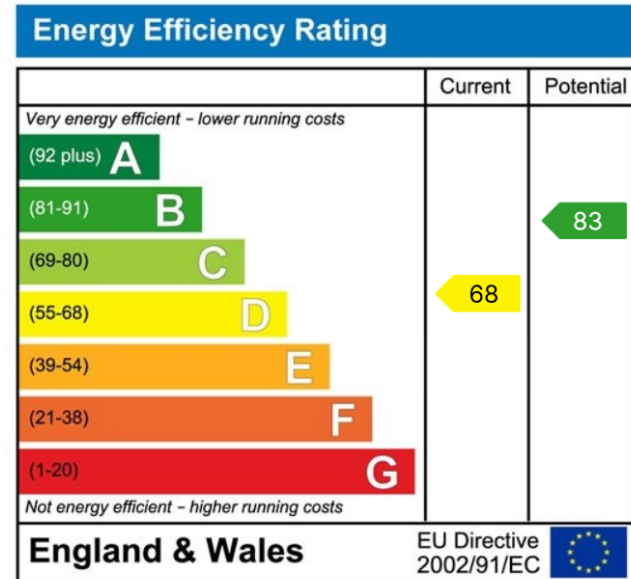
FLOOR 2



**TOTAL: 735 sq. ft, 68 m<sup>2</sup>**  
 FLOOR 1: 360 sq. ft, 33 m<sup>2</sup>, FLOOR 2: 375 sq. ft, 35 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 14 sq. ft, 1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



- Popular Location
- Spacious Layout
- Close to Local Amenities



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements