



Craigston Avenue, Ayr, KA7 3JW

Offers Over £190,000

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- Detached chalet bungalow
- Two spacious ground-floor double bedrooms
- Two public rooms including sun lounge
- Generous gardens to front, side and rear
- EPC Band D (63)
- Highly desirable residential location
- Large floored and lined loft room with en-suite WC
- Detached garage and private driveway
- Excellent opportunity to add value
- Council Tax Band E



Detached 2 bedroom chalet bungalow offering generous accommodation, detached garage, substantial loft room and excellent potential, situated within the popular residential area of Craigston Avenue in Ayr.



TOTAL: 1110 sq. ft, 103 m2
 1st floor: 898 sq. ft, 83 m2, 2nd floor: 212 sq. ft, 20 m2
 EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m2, GARAGE: 151 sq. ft, 14 m2, LOFT ROOM: 40 sq. ft, 4 m2,
 WALLS: 132 sq. ft, 13 m2



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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