



28 Coronation Road Ayr

£65,000
Freehold

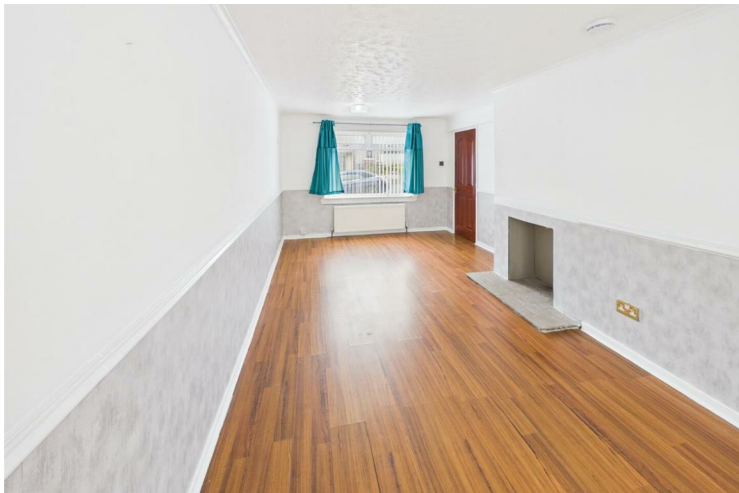
First Time Buyers!! This delightful terraced house offers on Coronation Road in Drongan offers a perfect blend of comfort and practicality. Spanning approximately 700 square feet, the property features two spacious bedrooms, making it an ideal choice for small families or couples seeking a cosy home.

Upon entering, you are welcomed into a large living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The sunroom adds an extra touch of charm, allowing natural light to flood the space and offering a lovely spot to enjoy your morning coffee or unwind in the evenings.

The property boasts a well-appointed bathroom and a large enclosed rear garden, which is perfect for outdoor activities, gardening, or simply enjoying the fresh air in a private setting. The garden is a wonderful space for children to play or for hosting summer barbecues with friends and family.

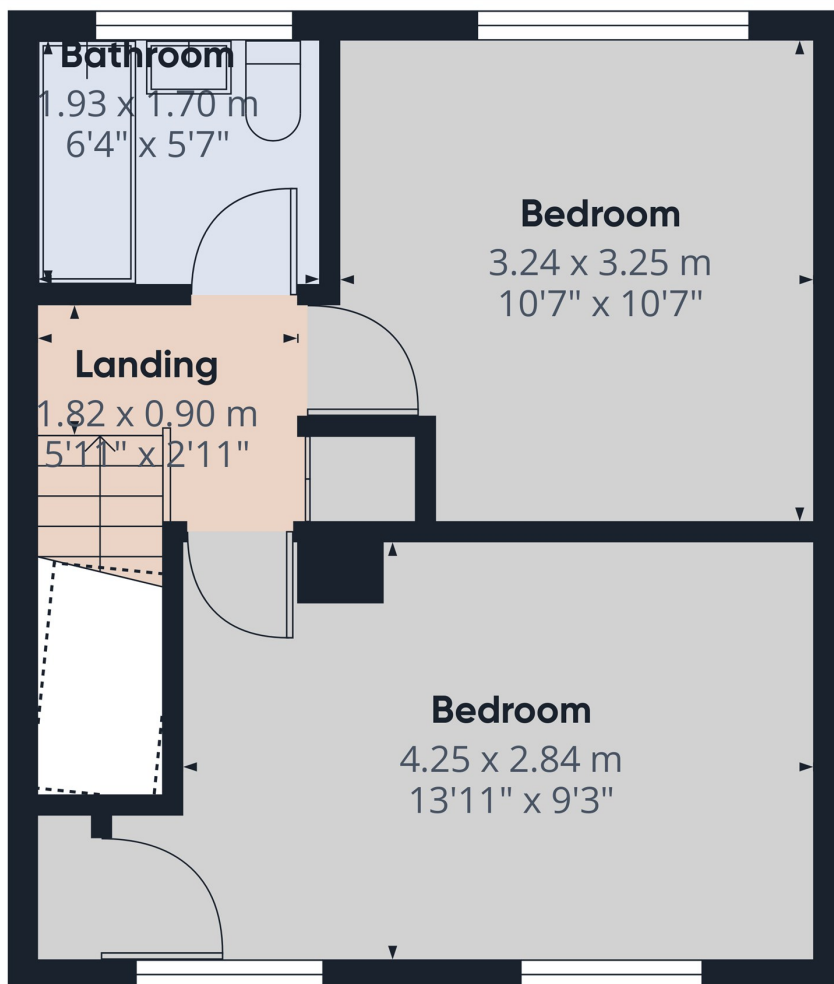


- Sunroom giving extra light and space • Large living room • Two spacious bedrooms • Family bathroom



- Double glazed windows • Large enclosed Rear Garden • Ideal First Time Buyer or Investor • Close to local amenities • Viewing recommended





Floor 1



Approximate total area⁽¹⁾
29.2 m²
314 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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