



YOUR MOVE

— Mitchell Stephens —

PRICE:

Fixed

£165,000

Ref no: 527/271/709

**YOUR MOVE,
29 Beresford Terrace,
Ayr, KA7 2EU**

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84 Ayr Road, Cumnock, Ayrshire, KA18 1EE

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DIRECTIONS

From the outskirts of Ayr take the A70 towards Cumnock through the villages of Coylton, Coalhall and Ochiltree. At the Dettingen roundabout take the 2nd exit onto Ayr Road. Proceed along and the property is situated on the left hand side before the police station.

DESCRIPTION

Extended Modernised Traditional Five Apartment Semi Detached Villa in excellent decorative order and situated within minutes of all amenities. The well proportioned accommodation comprises entrance vestibule, entrance hall, lounge with electric fire/open fire in feature fireplace, family room with gas fire in feature fireplace, well fitted breakfasting kitchen with electric hob, fan assisted double oven and extractor hood, three bedrooms two with built-in wardrobes, attractive family bathroom with separate double shower cubicle, gas central heating, double glazed, gardens laid out for easy maintenance, driveway giving access to the garage. Included in the sale are all carpets, light fittings and venetian blinds. Superb family home retaining many original features. Must be viewed to be appreciated.

ENTRANCE VESTIBULE

Accessed via wooden glazed front door. Hardwood flooring. Glazed door to the entrance hall. Coat hooks.

ENTRANCE HALL

Gives access to all lower apartments and via original stairs to the mid and upper landings. Hardwood flooring. Telephone point. Ornate coving to the ceiling. Double central heating radiator. Ample power points.

LOUNGE

5.49m x 4.88m (18'0" x 16'0")

Front facing double glazed bay window formation. Electric fire/open fire in feature fireplace. Original ornate coving and centre rose to the ceiling. Shelved alcove with storage cupboard below. Television point. Double central heating radiator. Ample power points

FAMILY ROOM

4.19m x 4.17m (13'9" x 13'8")

Rear facing double glazed window formation. Gas fire in feature fireplace. Feature artexed ceiling with coving. Television point. Single central heating radiator. Ample power points.

KITCHEN

4.27m x 3.94m (14'0" x 12'11")

Rear and side facing double glazed window formations. Double glazed door to the rear garden. Well fitted breakfasting kitchen with ample base and wall storage units. Breakfasting bar with ceramic tiled top. Electric hob, fan assisted double oven and extractor hood. Tiled above work surfaces. Modern sink. Plumbed for automatic washing machine and dishwasher. Panelled ceiling with three nests of three spot lamps. Understair storage cupboard with light and shelving. Ceramic tiling to walls and floor. Telephone point. Gas meter cupboard. Central heating boiler in cupboard. Double central heating radiator. Ample power points.

UPPER LANDING

The half landing gives access to the bathroom and the upper landing. Gives access to the bedrooms and loft. Skylight window to the rear. Ample power points.

BATHROOM

3.43m x 2.49m (11'3" x 8'2")

Side facing opaque double glazed window formation. Attractive family bathroom comprising of bath with shower attachment above, wash hand basin in vanity unit with storage cupboards below, wc and double shower cubicle with electric shower. Fully tiled walls. Ceramic tile floor. Feature panelled ceiling with recessed halogen down-lighters. Walk-in shelved airing cupboard housing the hot water tank and gives access to the loft. Single central heating radiator.

BEDROOM 1

4.44m x 3.35m (14'7" x 11'0")

Front facing double glazed window formation. Double bedroom with triple built-in wardrobes. Television and telephone points. Coving to the ceiling. Single central heating radiator. Ample power points

BEDROOM 2

4.14m x 3.28m (13'7" x 10'9")

Rear facing double glazed window formation. Double bedroom with built-in mirrored wardrobes. Built-in dressing table with storage cupboards below and wall mounted spot lamp above. Single central heating radiator. Ample power points

BEDROOM 3

Front facing double glazed window formation. Single bedroom. Single central heating radiator. Ample power points.

GARAGE

5.18m x 2.79m (17'0" x 9'2")

Brick built garage with light, power and up and over door. Work shop area 10' x 9' situated to the side with work bench, side facing single glazed window and door to the potting shed 9' X 7'.

GARDENS

Laid out for easy maintenance. To the front it is walled with wrought iron railings on top. Wrought iron gate gives access to the front door. Mainly chipped with slabbed driveway to the garage. The rear is enclosed by wall with wrought iron gate to front, mainly chipped with slabbed patio area and parking area for caravan. Small brick outhouse. Water tap.

CLAUSES:

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

ALL MEASUREMENTS:

All Measurements are Approximate

LASER TAPE CLAUSE:

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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