

34 Old Hillfoot Road, Ayr KA7 3LW



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KELLERWILLIAMS.



Spacious family home brought to the market in walk-in condition in a very popular area of Ayr town, conveniently located within walking distance of local amenities.

The front lawn is easily maintained and is bordered by a low-lying hedge which sits adjacent to the drive that provides ample off-street parking. The southerly facing rear garden is laid to lawn, offering a private place to enjoy any good weather on offer and is fully enclosed by a tall timber fence.



Internally it is divided over two levels and comprises an entrance hallway, open plan lounge with dining area and patio doors leading to the back garden. The third bedroom, W.C. and modern fully fitted kitchen are also all found on the ground floor.

Upstairs are a further two double bedrooms with integrated storage, family bathroom and additional storage cupboard on the landing.

With no more than adding your own flavour to make this your own, this home makes for a superb family abode.



Beautifully presented three bedroomed detached home situated within walking distance of the town centre, schools and shops. This friendly neighbourhood with cul-de-sac is perfect for anyone looking in the area.

Viewings strictly by appointment



- Immaculate 3 bedroomed detached home
- Superb location near town centre, schools and shops
- Quiet neighbourhood within cul-de-sac
- Easy access to A77/M77 and major cities
- Private drive for off street parking
- Nearby woods offer lovely walks
- Family bathroom, downstairs WC
- Double glazing and gas central heating
- EPC - D

## Ayr

The coastal town of Ayr boasts stunning views over the Firth of Clyde towards the Isle of Arran and beyond. Ayr is home to several modern Primary and Secondary schools as well as a college and university while the Citadel is a large recreation facility near the beach front with pools, gyms and sports halls.





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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.