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SOLICITORS & ESTATE AGENTS

10 Longlands Park
Alloway
Ayr
KA7 4RJ

Offers Over £225,000

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Within admired Alloway residential locale of mixed style quality homes this particularly desirable Modern Detached Villa enjoys favoured setting amidst mature private gardens. Likely to appeal to the family buyer or similar with the competitive price allowing scope for the successful buyer to easily modernise the interior which is “dated”. In addition there is development potential perhaps, subject to acquiring required planning permission etc.

The accommodation is featured over 2 levels, accessed via open porch to the front, through the vestibule, onto an inner hallway which leads either to the ground floor accommodation or a central hallway with staircase to the upper level. On the ground floor – a most appealing broad open-plan lounge/dining room extending to just over 22’ in length with patio door to rear onto charming enclosed gardens, a separate kitchen (requires modernisation) with door from here onto garden, a useful “downstairs” wc. On the upper level – 3 bedrooms together with the bathroom & adjacent wc (both requiring modernisation).

Attic storage is available. Gas central heating is featured whilst the glazing is of mixed style. EPC – D. A private driveway provides off-street parking for one vehicle whilst also leading to an attached garage which offers secure parking/storage. On-street parking is also available.

Seldom available with viewing highly recommended. The Home Report Mortgage Valuation is £235,000 for the property in its current condition. To View please telephone BLACK HAY on 01292 283606.





HALL (Excl' Porch & Inner Hall)	6' 6" x 4' 4"
LOUNGE/DINING	22' 3" x 12' 8"
KITCHEN	9' 2" x 10' 6"
BEDROOM No. 1	12' 10" x 12' 3"
BEDROOM No. 2	9' 8" x 11' 9"
BEDROOM No. 3	9' 2" x 12' 3"
BATHROOM (at widest points)	7' 6" x 6' 1"
WC (Upper)	6' x 2' 7"
DOWNSTAIRS WC	2' 6" x 5' 2"
UPPER HALLWAY (incl' staircase)	5' 10" x 13' 5"

ENTRANCE/VESTIBULE

An open porch entrance to the front has opaque single glazed door leading onto parquet floored entrance vestibule, further door ahead onto the reception hall and in-turn remaining apartments. Display single glazed window to side, opposite wall features storage/cloaks cupboard.

RECEPTION/INNER HALL

Access via opaque single glazed door from the entrance vestibule onto a semi-open hallway which in-turn leads either to the lounge/dining to side or ahead via another opaque glazed door onto a central inner hallway, staircase from here leading to upper level, or doors from here leading to kitchen or downstairs wc respectively.

LOUNGE/DINING ROOM

Of broad open-plan style this most appealing lounge/dining room has dual aspects via secondary glazed windows to the front, double glazed windows & central sliding patio door to rear, twin secondary glazed windows on main wall. Tiled fireplace with hearth. Door from dining area leads off to separate kitchen.

KITCHEN

The kitchen accessed either from the lounge/dining or inner hallway. Picture style double glazed window overlooks heavily screened private rear gardens whilst double glazed door to side leads onto gardens. The kitchen presently featuring a "dated" array of base/wall mounted units to "galley" style (these likely replaced by an incoming purchaser – at their own expense), single bowl sink with twin drainers. Electric cooker point, plumbing for washing machine, space for fridge freezer. Useful understair pantry cupboard with small opaque window.

UPPER HALLWAY

Access via banister staircase, passing double glazed window at half level, to an L-shaped upper hallway which provides entry onto 3 bedrooms, bathroom and separate wc closet. Access hatch to loft area over. Useful storage cupboard also houses central heating boiler.

BEDROOM No 1

This the main bedroom, of double proportion with broad secondary glazed windows enjoying views to front across garden/roadway to mature trees/residence beyond. Useful storage cupboard provided.

BEDROOM No 2

This the 2nd bedroom, also situated to the front, again with secondary glazed windows enjoying views similar to those from Bedroom No 1, again of double proportion. Useful storage cupboard provided.

BEDROOM No 3

This the 3rd bedroom with secondary glazed windows overlooking mature/heavily screened private rear gardens, again of double proportion. Useful corner storage cupboard.

BATHROOM/WC

A separate bathroom and adjoining wc closet are situated off the upper hallway, the bathroom featuring easy access double shower cubicle (semi-disabled use) with pedestal wash-hand basin to side. Opaque double glazed window to the rear. Chrome finish heated towel rail. The adjoining wc closet also has opaque double glazed window to rear and modern white low wc set.

DOWNSTAIRS WC

Situated off the inner hallway this useful downstairs wc has opaque secondary glazed window to the side, white low wc set.

HEATING/GLAZING

The property features a combination of single, secondary and double glazed windows whilst the rear door off the kitchen and sliding patio door in the lounge/dining are modern double glazed units.

GARDEN/GARAGE

A private driveway provides off-street parking whilst also leading to an integrated single garage which presently provides secure parking/storage or the potential for further development subject to acquiring required planning permission etc. The property enjoys an attractive setting amidst mature lawned gardens both to the front and rear, with the rear particularly heavily screened for added privacy.





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ENTRY:

By arrangement

OFFERS:

To be submitted to Black Hay 16C Beresford Terrace, Ayr (Fax 01292 289806 or email ayr@blackhay.co.uk)

REF: MNM 126/17 (10/17)

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BLACK HAY, 16C Beresford Terrace, Ayr, KA7 2EG
T 01292 283606

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Floor plans are indicative only - not to scale.

