

FOR SALE



AYR - Finlas Avenue
Offers In Excess Of £250,000


MARTIN&CO

AYR - Finlas Avenue

Offers In Excess Of £250,000

- 3 Double Bedrooms - Master En Suite
- Gas Central Heating
- Parking: Garage & Driveway
- Close To Town & Travel Routes
- Freshly Decorated

This quality detached 3 bedroom bungalow is larger than average and is in this pleasant cul de sac setting in the popular residential area of Alloway. Set within mature private garden grounds with driveway and

This traditionally constructed single-level bungalow, situated in a cul-de-sac location, boasts an impressive elevated position. The property includes a reception hall, a generously sized lounge/dining room designed in an L-shaped open-plan layout, a modern kitchen equipped with integrated appliances, a contemporary bathroom, three bedrooms (with the master bedroom featuring an en-suite shower room), double-glazed windows, gas central heating, extensive garden grounds, a driveway, and a garage.

Nestled in the sought-after residential area of Alloway, this bungalow offers exceptional interior space and occupies a commanding position on its elevated site.



In greater detail, the interior includes a reception hallway accessed through a modern UPVC door, complete with a spacious storage cupboard. The reception hall provides entry to a splendid and generously proportioned lounge, semi-openly connected to the dining area in an L-shaped configuration. From the dining area, a doorway leads to a modern kitchen, featuring a range of wall and base-mounted units with a walnut finish and marble-effect countertops. Integrated appliances, such as a stainless steel gas hob, oven, extractor, dishwasher, and washing machine. At the rear of the kitchen, there is a door that leads to the rear gardens.

The bathroom has a modern white three-piece suite, including a toilet, washbasin, and bathtub. The property comprises three bedrooms, with the master bedroom benefitting from an en-suite shower room featuring a three-piece suite with a toilet, washbasin, and a shower cubicle with a thermostatically controlled shower. Two of the bedrooms have built-in wardrobe storage.

In addition to these features, the property offers double glazing, gas central heating, and generous garden grounds surrounding the property on three sides. The gardens primarily consist of lawns and are bordered by mature trees. A driveway to the side of the property leads to a single garage with an up-and-over door.

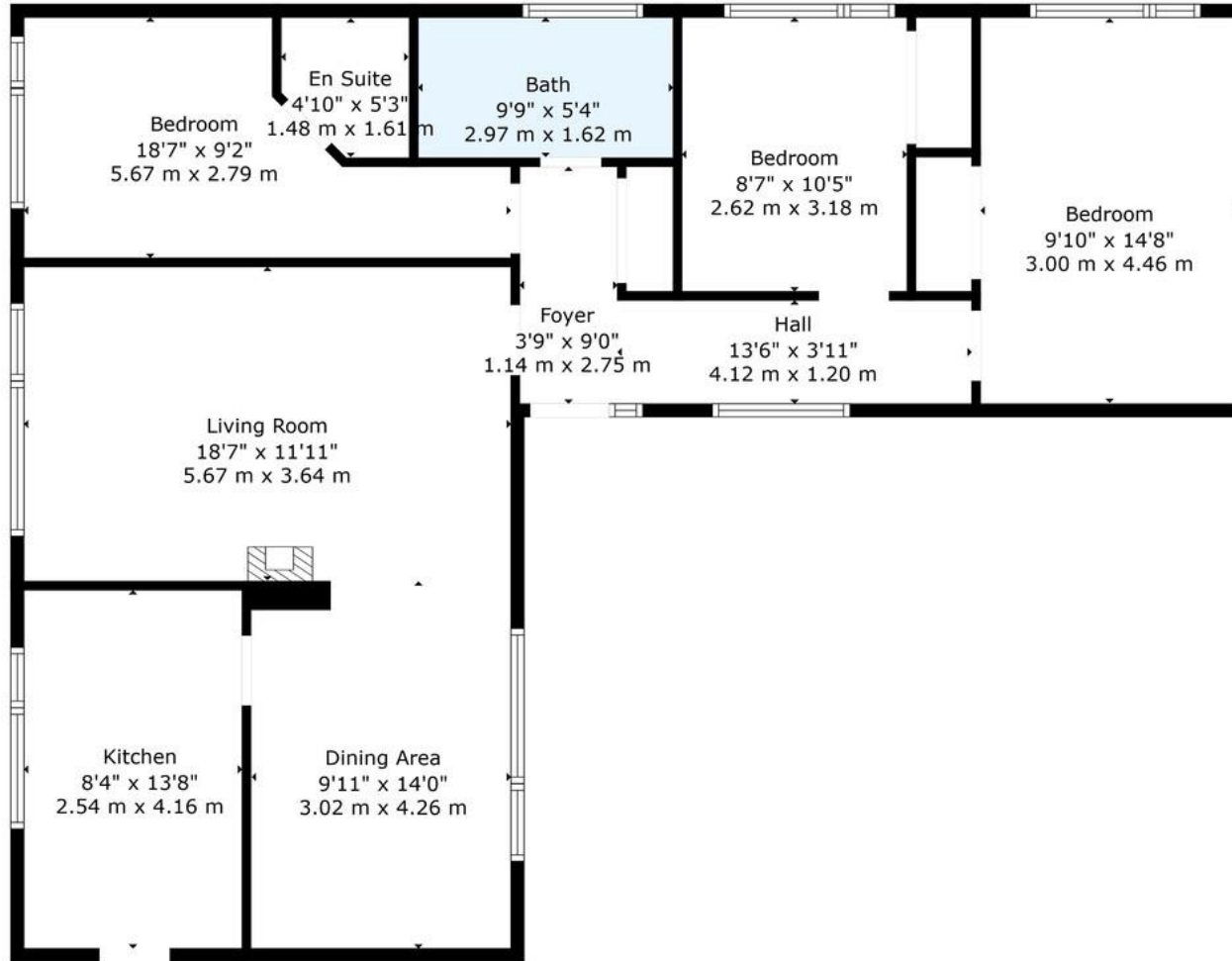


Fig. 1.2.2. Aerial view of the property showing the garden and driveway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





Martin & Co Ayr Office

24 Parkhouse Street • • Ayr • KA7 2HH
 T: 01292 619539 • E: ayrandkilmarnock@martinco.com
 Letting Agent Registration No. LARN 1807019



GROSS INTERNAL AREA
 FLOOR 1: 1067 sq. ft, 99 m²
 TOTAL: 1067 sq. ft, 99 m²
Measurements Are Approximate. Measurements Taken Using Sonic / Laser Tape Measure. Measurements Not Guaranteed.

01292 619539

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

