

# stonefield

ESTATE AGENTS



Ayr

21 Braeside Road, Ayr, South Ayrshire, KA8 9RL

Offers in excess of £110,000

[stonefieldayr.com](http://stonefieldayr.com)





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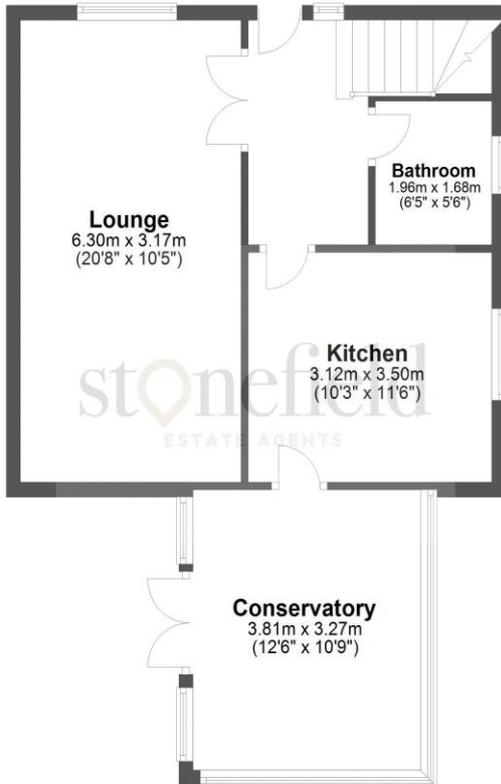
Presented in walk-in condition, this spacious three bedroom semi detached villa, with conservatory, is situated in a popular residential location, close to local amenities, Bannatyne Health Club and Heathfield Retail Park.

There is a mono block driveway for off-street parking and a low maintenance front garden. The mature rear garden has a lawn, deck patio area, timber perimeter fencing, and is the perfect setting to enjoy summer barbecues.

Internally, the property comprises; a reception hallway, a generous lounge, a modern fitted kitchen with integrated appliances, door access through to the conservatory, French door access to the rear garden, a modern bathroom with underfloor heating completes the ground floor accommodation and comes with a three-piece suite, shower over bath. Upstairs there are three large double bedrooms, an airing cupboard and a part-floored attic, completing the accommodation of this lovely family home.



### Ground Floor



### First Floor



Plan and measurements are approximate only.  
Plan produced using PlanUp.



### Dimensions

Lounge: 20.8ft x 10.5ft Kitchen: 10.3ft x 11.6ft Conservatory: 12.6ft (max) x 10.9ft (max) Bedroom 1: 10.8ft (max) x 14.8ft  
Bedroom 2: 9.3ft (min) x 11.7ft Bedroom 3: 13.7ft x 8.5ft Bathroom: 6.5ft x 5.6ft



## Travel Directions

From Stonefield's offices on Beresford Terrace, turn right onto Burns Statue Square, follow the road round to the roundabout and take the first exit onto and then at the next roundabout, take the first exit onto Station Rd. Continue through the next roundabout onto Craigie Rd/B747. Turn right onto Whitletts Rd/A719. Turn left onto Glenmuir Place. Turn left onto Braeside Rd.

We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

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