

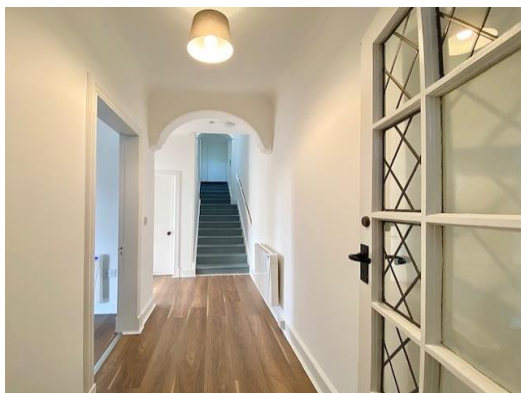


Fisherton

15 Ayr Road, Fisherton, South Ayrshire, KA7 4LQ

Offers in excess of £190,000





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Rocklands' is a generous 3 or 4 bedroom semi detached family home with partial sea views to the rear and country views to the front and is just 6 miles south west of Ayr in the picturesque seaside village of Fisherton. This property has been renovated and tastefully refurbished to create a modern family home, all set within private garden grounds, with off-street parking on a driveway, suitable for 2 cars or more, accessed via a private road to the side.

If you want a property that you can just move into and enjoy, then early viewing is recommended as the current owner has completed roof works, rewiring, replumbing, a new heating system, as well as re-modelling the layout, creating a bright and airy family home complete with a new kitchen, a new utility room with W.C, a new bathroom and shower room, and landscaped garden grounds.

This beautiful family home comprises; an entrance vestibule, a grand reception hallway, a lounge/bedroom 4 (depending on your requirements), a family room/dining room, a new stylish kitchen complete with modern washed wood-style worktops, light grey shaker cabinets, an integrated dishwasher, electric oven, ceramic hob and cooker hood, with space for a freestanding fridge/freezer, a utility room and WC, with door to the rear garden and patio.

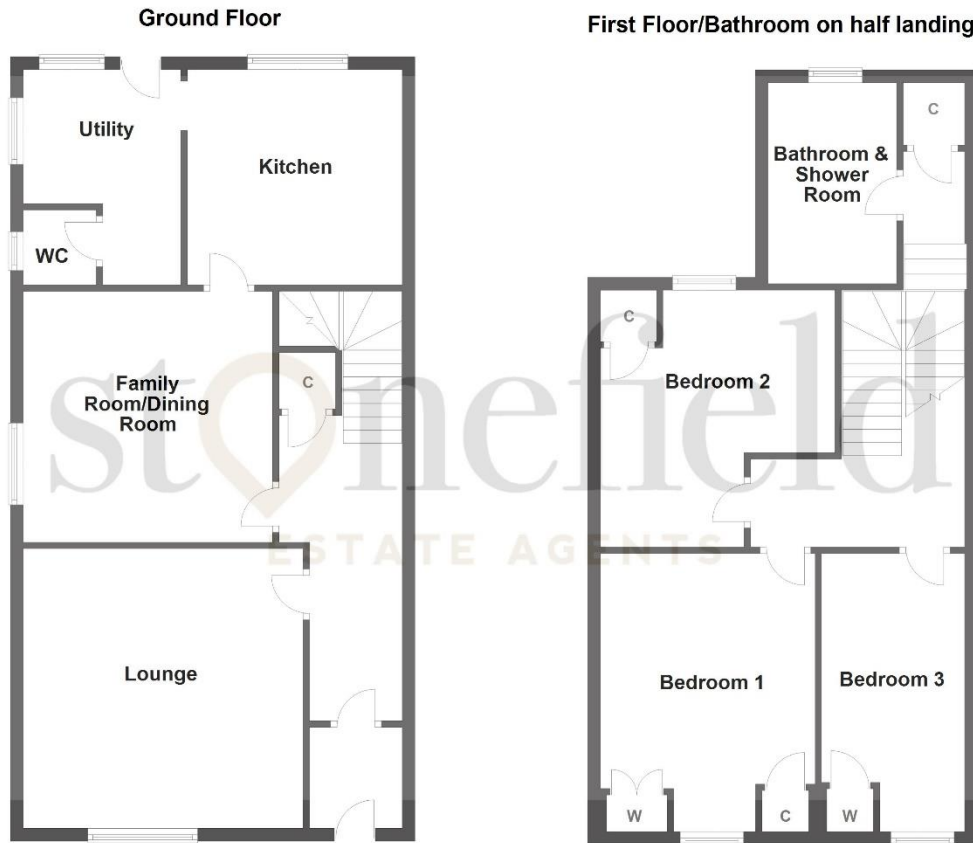
A split level staircase takes you to a family bathroom with four-piece suite including a separate walk-in shower. Bathe in style and enjoy the views towards Arran. On the upper floor, three bedrooms, all benefitting from fitted storage.

In addition to the front garden, Rocklands comes with a private side and rear garden. The rear garden is a sun trap with a lawn and patio area to enjoy Spring/Summer barbecues on. The popular town centre of Ayr is only a 15-minute drive away, making it an ideal home for a family looking for a well-connected location.



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Property Ref: 00001445 | EPC: Band D



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



Dimensions

Entrance Vestibule; 5.3ft x 4.3ft Reception Hall; 13.4ft x 4.3ft Lounge; 14.6ft x 14.6ft Family Room/Dining Room; 13ft x 12.1ft Kitchen; 11.01ft x 10.4ft Utility; 11.2ft (max) x 8.2ft (max) WC; 4.1ft x 4.1ft Upper Floors; Family Bathroom/Shower Room; 10.5ft x 6.8ft Bedroom 1; 14.5ft (max) x 11.9ft Bedroom 2; 13.4ft (max) x 12.2ft (max) Bedroom 3; 14.6ft (max) x 7.03ft (max)



Travel Directions

From Ayr, continue into Dunure Road on the A719, passing Craig Tara Holiday Park. On entering Fisherton, Rocklands, Number 15, Ayr Road sits on the right hand side.

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.

stonefield
ESTATE AGENTS

16a Beresford Terrace
Ayr KA7 2EG

T: 01292 501777

E: enquiries@stonefieldayr.com