




McEwan Fraser Legal

Solicitors & Estate Agents

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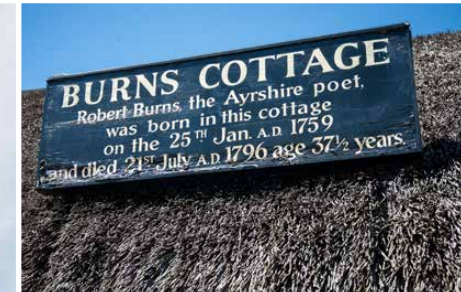
130 Kincaidston Drive

AYR, SOUTH AYRSHIRE, KA7 3YL

THE LOCATION *Ayr*

The property is located in a sought-after family orientated area with popular local schools. This family home is conveniently placed for easy access to local amenities including shops, transport and recreational activities. Established schooling is available at both Primary and Secondary levels. Ayr Railway Station is nearby, together with road links to the wider regional area including Glasgow and Stranraer. Scotland's premier racecourse is situated in Ayr and is home to the Scottish Grand National.

The Ayrshire coastline is synonymous with golf, there are world-class venues at Royal Troon, Turnberry and Old Prestwick while there are also several high quality municipal courses in both Ayr and Troon. Prestwick International Airport is Scotland's only rail connected airport and offers regular flights throughout the UK and Europe.





THE PROPERTY

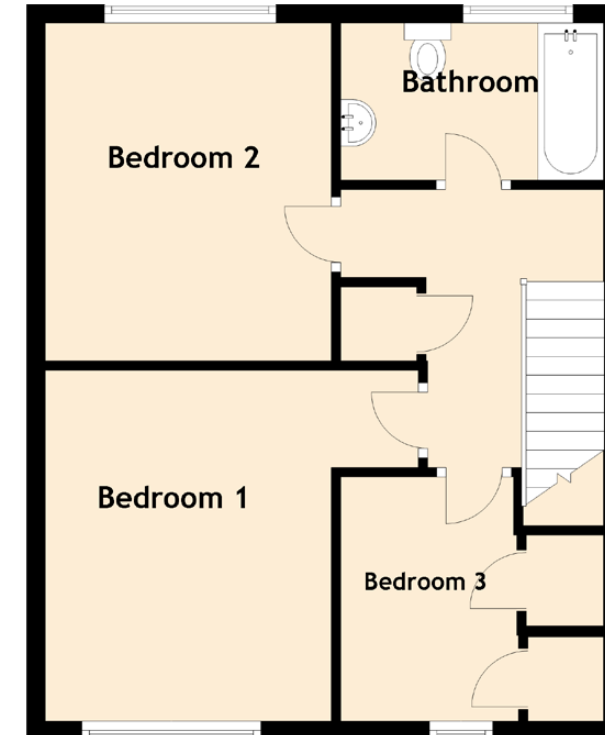
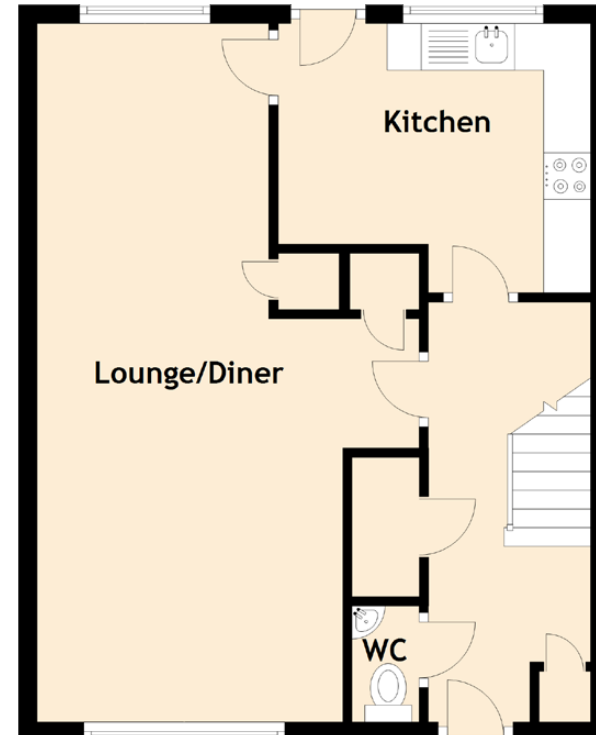
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The property is finished to a good standard, with the new owners having very little to do other than make it comfortable for their personal taste. The home consists of entrance hall with a convenient WC the along with 2 storage cupboards and access to the stairway leading to upper apartments, open plan lounge/dining area, kitchen leading to the rear private garden. Upstairs has three double bedrooms, family bathroom and access to the attic, which has a skylight.

The property has private front and back gardens with an access lane to the rear so no need for passing over neighbours land. The front garden is level with the road and could accommodate a number of vehicles should it be an aspiration for the new owners.

Ideal family home or for a buy to let located in a popular area of Ayr adjacent to a multitude of services and amenities.



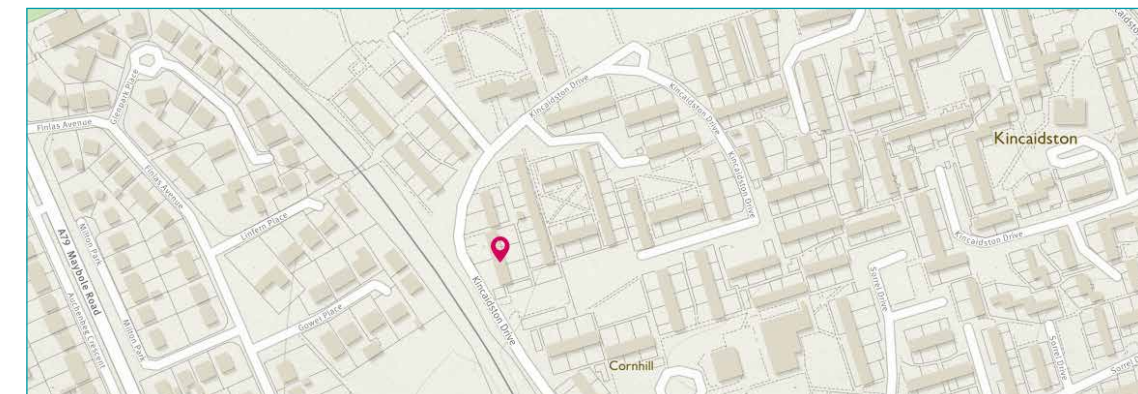


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.47m (24'6") x 4.09m (13'5")
Kitchen	3.34m (10'11") x 2.88m (9'5")
WC	1.24m (4'1") x 0.66m (2'2")
Bedroom 1	3.99m (13'1") x 3.75m (12'4")
Bedroom 2	3.61m (11'10") x 3.06m (10')
Bedroom 3	2.81m (9'3") x 2.61m (8'7")
Bathroom	2.81m (9'3") x 1.68m (5'6")

Gross internal floor area (m²): 100m²

EPC Rating: D






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**Part
 Exchange
 Available**

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