

7 Alton Avenue

TARBOLTON, KA5 5RW



Spacious four bedroom semi-detached villa, The ideal property for a growing family



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present to the market this good sized, four-bedroom, semi-detached villa that offers spacious accommodation over two levels and would be perfect for a growing family. The property is in need of modernisation but is a blank canvas for those looking to put a stamp on their new home.

THE LOUNGE



A welcoming hallway entrance leads to all apartments on this level. The formal lounge is pleasantly located to the front of the property and is flooded with natural light from the window to the front aspect, also offering a pleasant outlook.

THE KITCHEN



The kitchen has a good range of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace. There is space provided for freestanding appliances. One of the bedrooms is positioned on the ground floor but could be transformed to meet each individual purchaser's needs and requirements.



BEDROOM 1





The upstairs accommodation consists of three well-proportioned bedrooms. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. A wet room completes the impressive accommodation internally.

BEDROOM 2



BEDROOM 3



BEDROOM 4



THE WET ROOM

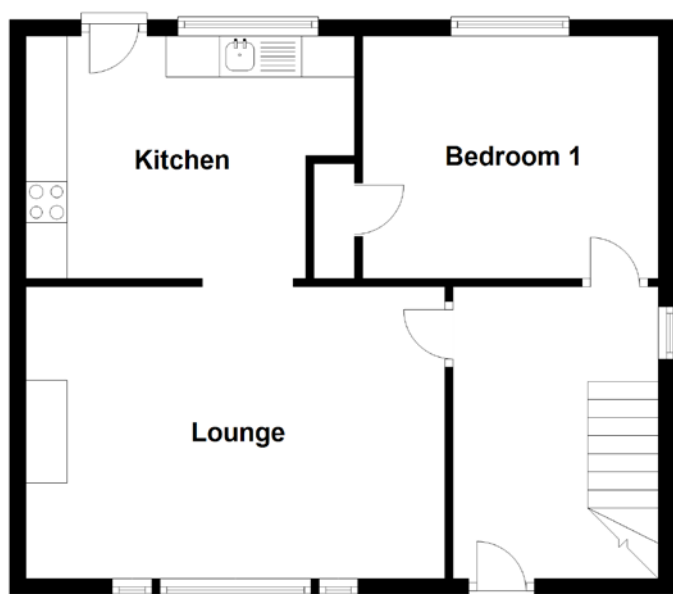


The property has easy maintenance front and rear gardens with a driveway to the side providing off-road parking. The rear garden is a sun trap, especially in the summer months.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP



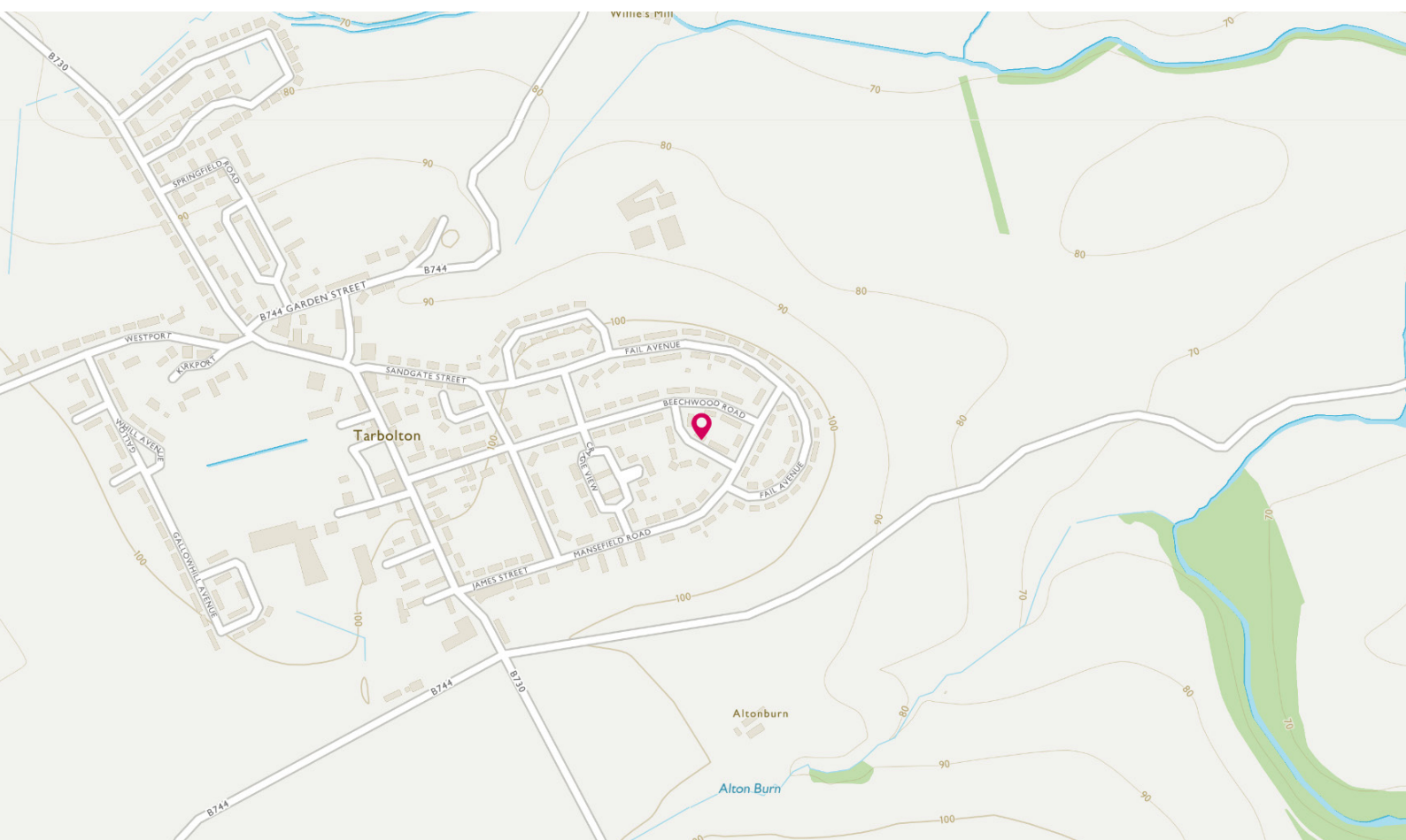
Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.55m (11'8")
Kitchen	4.00m (13'1") x 2.95m (9'8")
Bedroom 1	3.60m (11'10") x 2.95m (9'8")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")
Bedroom 3	4.65m (15'3") x 2.75m (9')

Bedroom 4	3.80m (12'6") x 3.60m (11'10")
Wet Room	2.00m (6'7") x 1.95m (6'5")

Gross internal floor area (m²): 102m²
EPC Rating: B

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Solar panels.



THE LOCATION

7 Alton Avenue lies within the village of Tarbolton. It offers a range of amenities including local shops and schools. Tarbolton has a well serviced road network with the A77 close by, linking to Ayr, Kilmarnock and the city of Glasgow.





The market town of Ayr lies approximately seven miles away and is Ayrshire's foremost town and, as such, offers a good range of high street shops, supermarkets, recreational and professional facilities. In addition, there are a number of well-renowned restaurants. Ayrshire is famous worldwide for golf with championship courses at Royal Troon and Turnberry. Colin Montgomery's course at Rowallan Castle, outside of Kilmarnock, opened in the spring of 2009.

The recently enhanced A77/M77 road network provides swift commuting access to Glasgow city centre and surrounding districts while Prestwick International Airport offers regular flights to most major destinations throughout Britain and Europe. Train stations can be found at Ayr Central, Newton on Ayr, Prestwick. Prestwick Airport is close by offering flights throughout the UK and Europe.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
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Available



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

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