

18 Braehead Avenue

AYR, SOUTH AYRSHIRE, KA8 0JY



*A BRIGHT AND SPACIOUS THREE
BEDROOM SEMI-DETACHED BUNGALOW*



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We are delighted to bring to the market this spacious three-bedroom semi-detached bungalow in a desirable location. Inside this property, you will find an inspired layout all on the one level, providing light-filled and spacious accommodation. The property is in need of some renovation and modernisation - making this the ideal property for those looking to put their own stamp on things.



Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The formal lounge is flooded with natural light from the picture window and also offers a pleasant outlook. The kitchen has a range of floor and wall-mounted units with a host of integrated appliances and plumbed space for free-standing appliances.





Journeying into the three well-appointed bedrooms, you will a range of furniture configurations and space for additional free-standing furniture if required.





Bedroom 2





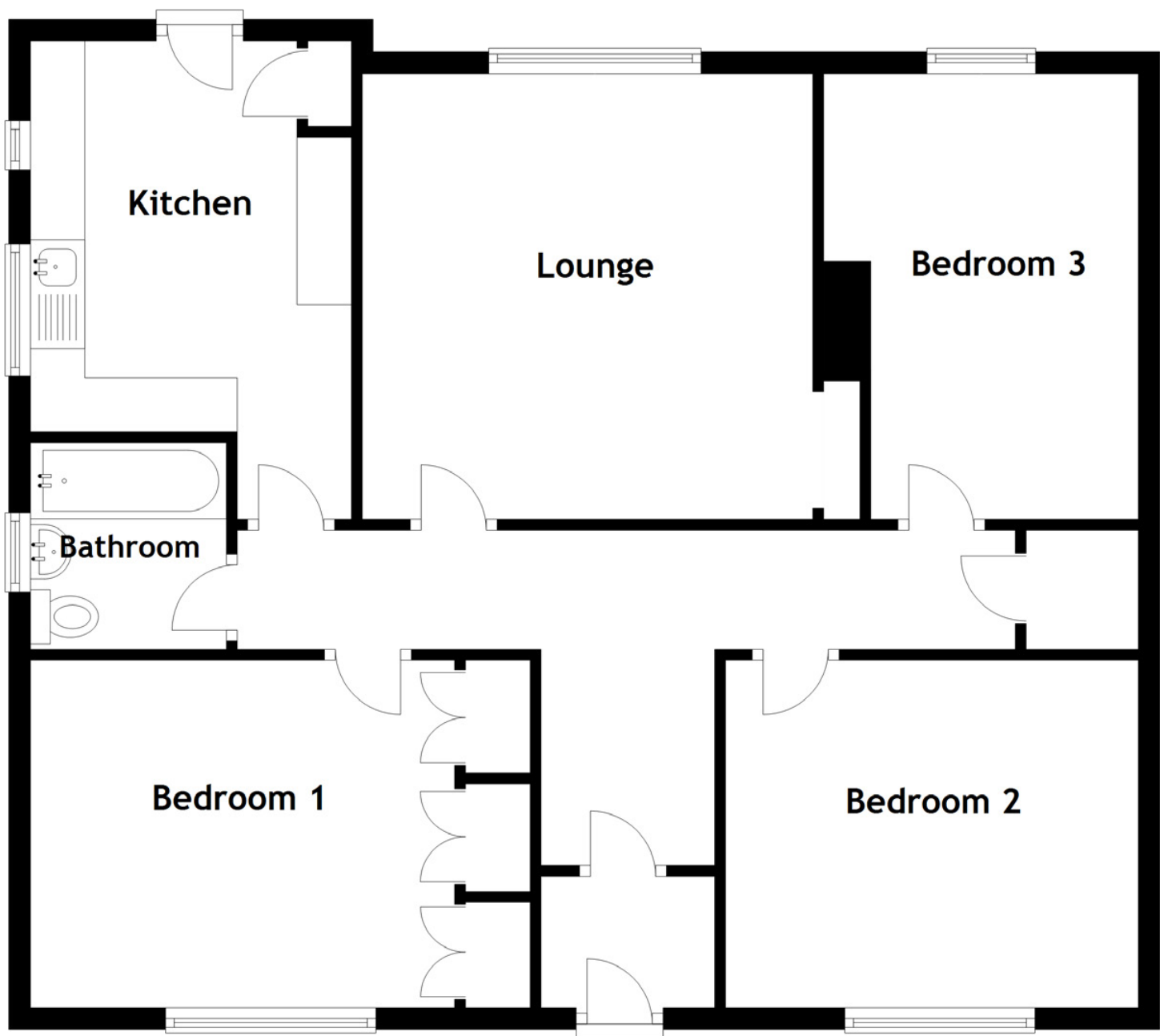
Bedroom 3





The family bathroom suite completes the accommodation internally. Gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.15m (13'7") x 4.10m (13'5")
Kitchen	3.60m (11'10") x 2.95m (9'8")
Bedroom 1	3.90m (12'10") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.20m (10'6")
Bedroom 3	4.10m (13'5") x 2.90m (9'6")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 90m²

EPC Rating: D



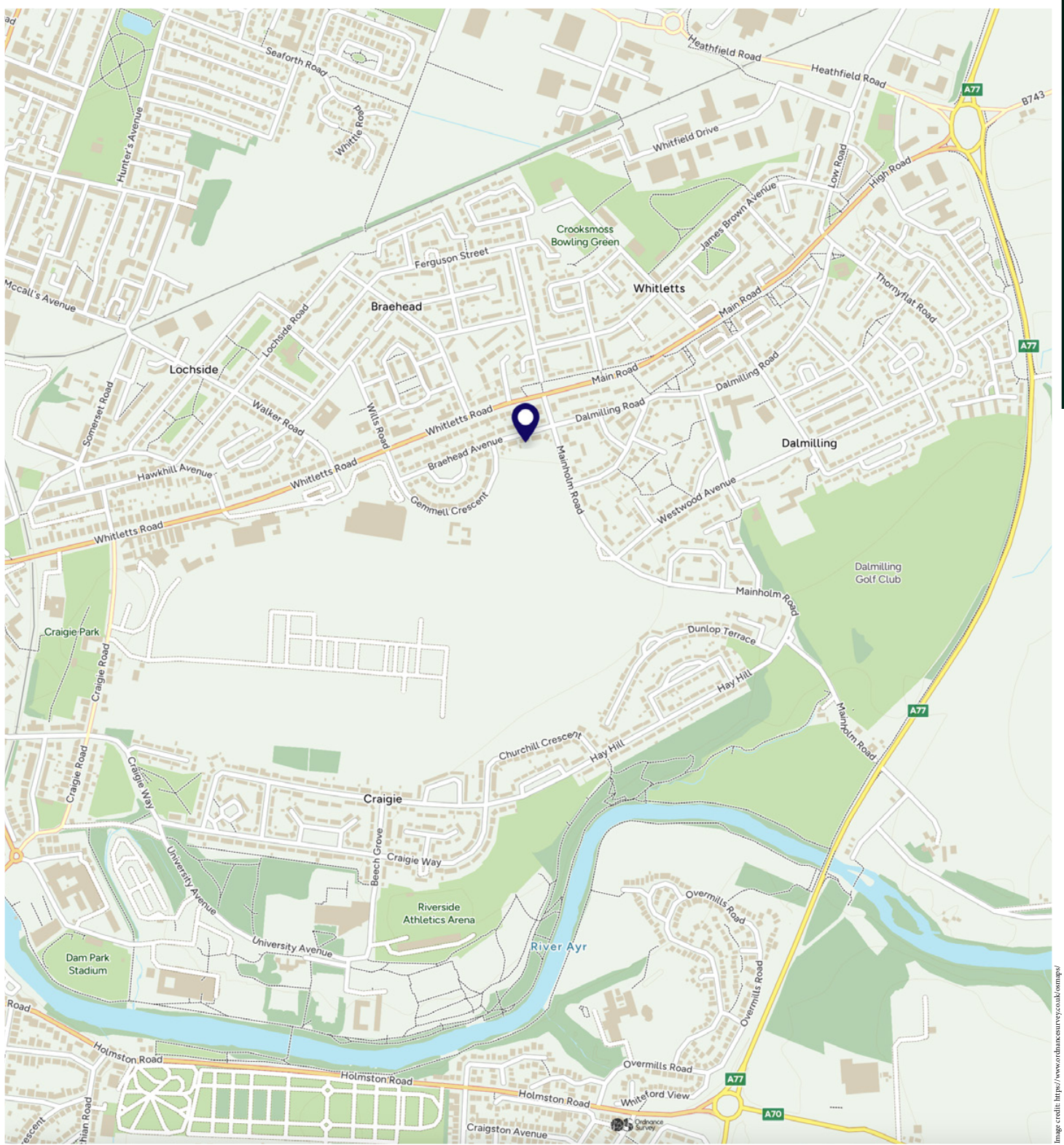
Externally the property has private gardens and a driveway providing off-road parking for several vehicles. The rear garden offers a level of privacy and a real suntrap in the summer months.





Braehead Avenue is a superb street in Ayr, South Ayrshire, that offers a lifestyle of unparalleled convenience and cultural richness. This property is strategically located, with amenities and road links closeby, providing seamless connectivity for daily commutes. The Ayr train station is within easy reach, enhancing accessibility for those who prefer rail transport. Residents will find themselves in close proximity to a variety of shops, with the bustling town centre and its array of retail options. Families with school-going children will appreciate the esteemed Ayr Grammar Primary School and Belmont Academy, both renowned for their academic excellence, located within a comfortable distance. For leisure and local activities, the property is surrounded by verdant parks and recreational spaces, fostering a vibrant community atmosphere.

The Location



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