



ROCKLANDS

15 AYR ROAD, FISHERTON, AYR, SOUTH AYRSHIRE, KA7 4LQ

Rocklands is located in the hamlet of Fisherton. Fisherton has its own primary school and a regular bus service, just outside the door, to the market town of Ayr approximately 6 miles away, offering a tremendous range of facilities, further schooling and public transport links. The Ayrshire coastal footpath is a few minutes' walk away and the attractive harbour at Dunure is close by, with its ruined castle, an inn and coffee shop. The Ayrshire coastline is synonymous with golf with World Class venues at Royal Troon, Turnberry & Old Prestwick with 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.

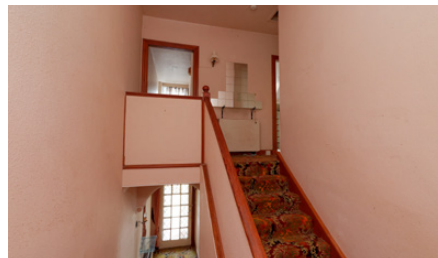
McEwan Fraser Legal are delighted to offer to the market this spacious three bedroom, semi-detached villa, split over two levels offering extensive accommodation. This would be an ideal purchase for a wide variety of potential purchasers looking for their ideal home with vacant possession and no onward chain. The property is in need of upgrading and modernisation, however, this is perfect for those wanting to put their own 'stamp' on it and making it their very own family home.

As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality.

A hallway entrance allows access to all apartments on this level. The formal lounge is pleasantly located to the front of the property and is flooded with natural light. The dining room, come breakfast room and kitchen thereafter is open plan and of good size. This will be a popular zone with all members of the family. A useful WC completes the accommodation on this level.

Journeying up to the first-floor accommodation, you will discover three good sized bedrooms, all of which have a range of furniture configurations and space for additional free standing furniture if required. The family bathroom completes the accommodation internally.

Externally the property has private front and rear gardens. A private parking bay at the rear can be accessed via the lane at the side of the neighbouring property. The rear garden is a real suntrap and will be popular in summer months.



SPECIFICATIONS

FLOOR PLAN AND LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.50m (14'9")
Dining Room	3.99m (13'1") x 3.80m (12'6")
Kitchen	4.00m (13'1") x 3.70m (12'2")
Breakfast Room	3.90m (12'10") x 2.50m (8'2")
Bedroom 1	4.50m (14'9") x 2.30m (7'7")
Bedroom 2	4.50m (14'9") x 3.70m (12'2")
Bedroom 3	3.81m (12'6") x 3.70m (12'2")
Bathroom	3.40m (11'2") x 2.10m (6'11")
WC	1.55m (5'1") x 1.21m (4')

Gross internal floor area (m2) : 135m²

EPC Rating : F

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

McEwan Fraser Legal
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**Part
Exchange
Available**

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