

13 Churchill Crescent

AYR, SOUTH AYRSHIRE, KA8 0SG



*THREE BEDROOM MID TERRACE IN A
GREAT LOCATION*



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McEwan Fraser Legal is delighted to present 13 Churchill Crescent, a spacious three-bedroom mid-terraced home offered to the market with no onward chain. This property benefits from well-proportioned rooms throughout, a driveway and a generous rear garden, making it an ideal opportunity for first-time buyers, families or anyone looking to add value.

Entering the property, you are welcomed into a bright hallway which provides access to all ground floor accommodation. The spacious lounge is positioned to the left and features a large front-facing window, creating a bright and comfortable living space with excellent potential.

The Property



To the rear, the kitchen is laid out in an L-shape with additional units along the back wall, offering good worktop space and storage. It includes a gas cooker, hood and space for free-standing appliances, with a door providing direct access to the garden.





The bathroom is also located on the ground floor and includes a shower, basin and WC, with ample space to accommodate a bath if desired.





On the first floor, there are three well-proportioned bedrooms, all offering generous space. Bedrooms two and three benefit from built-in storage, adding to the practicality of the home.



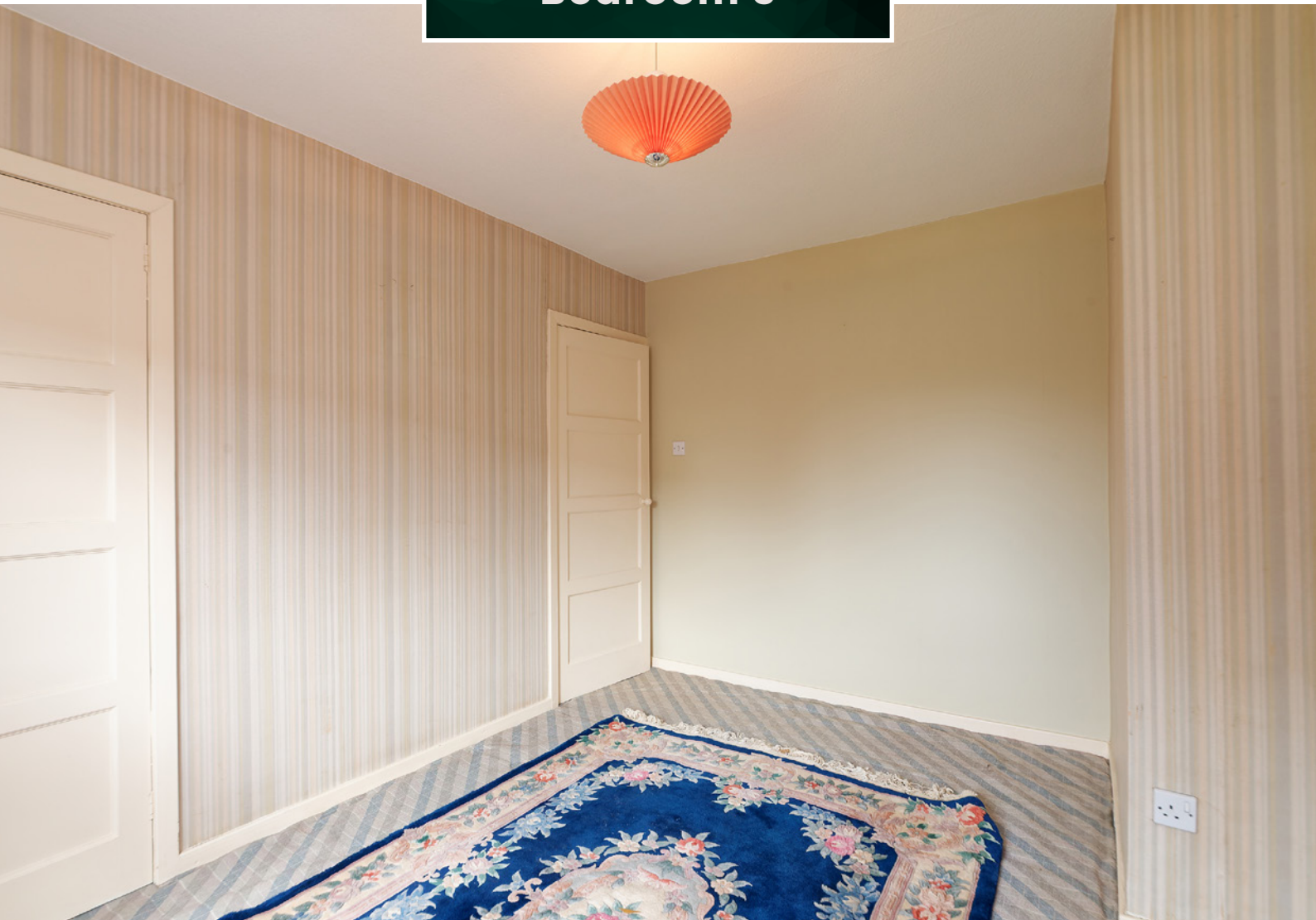


Bedroom 2

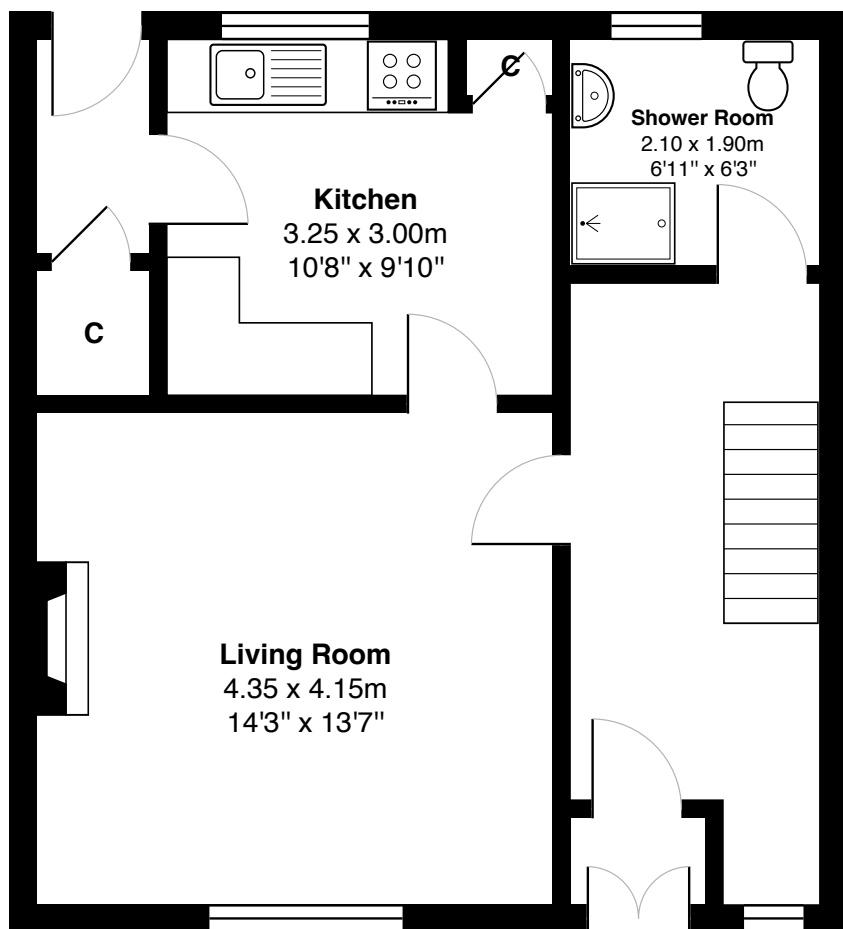
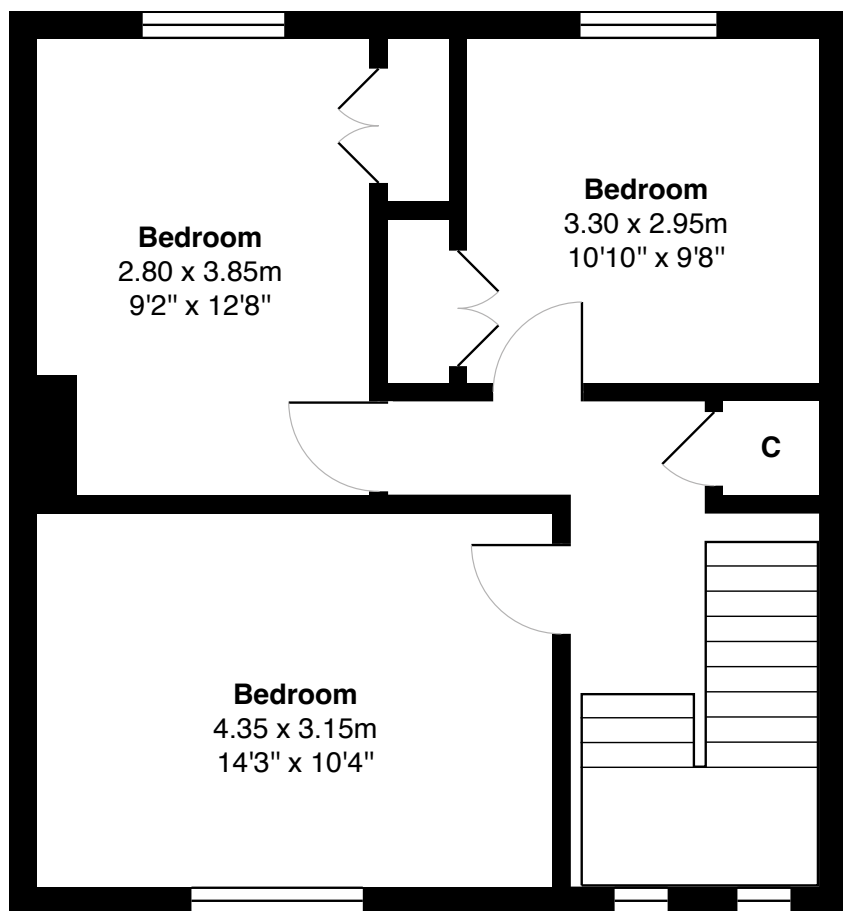




Bedroom 3







Gross internal floor area (m²): 94m²

EPC Rating: E

Externally, the property continues to impress. The front driveway comfortably accommodates two cars and is low maintenance. The rear garden is a great size, with a mix of paving, greenhouse and greenery, offering a well-proportioned outdoor space.

Early viewing is recommended to appreciate the potential this home offers.

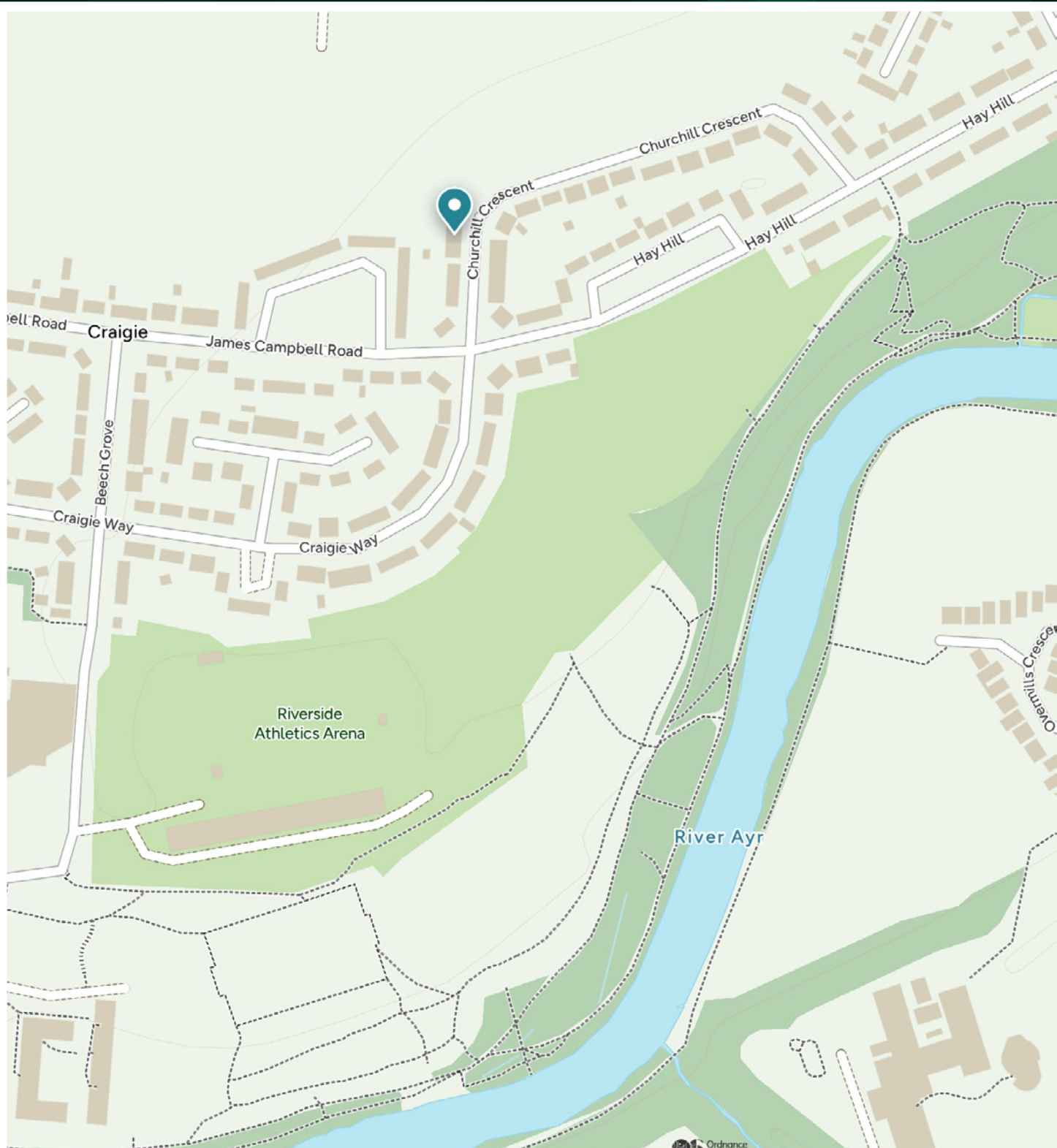


Churchill Crescent is a popular residential address within Ayr, ideally positioned for access to a wide range of local amenities including shops, Ayr Academy and UWS (Ayr Campus).

Ayr town centre is less than a mile away and offers a comprehensive range of retail, leisure and transport facilities.

The property is also conveniently located close to Ayr Racecourse and benefits from excellent transport links, with regular bus and rail services nearby and easy access to the A77 for commuting further afield.





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