




McEwan Fraser Legal
Solicitors & Estate Agents
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DRONGAN, AYR, EAST AYRSHIRE, KA6 7AX

13 HAMMISTON AVENUE

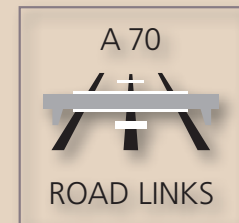
The property is situated just outside the increasingly popular country village of Drongan, seven miles east of Ayr. Drongan benefits from local shops, primary schools and an outstanding community woodland which is popular with walkers, cyclists and wildlife enthusiasts.

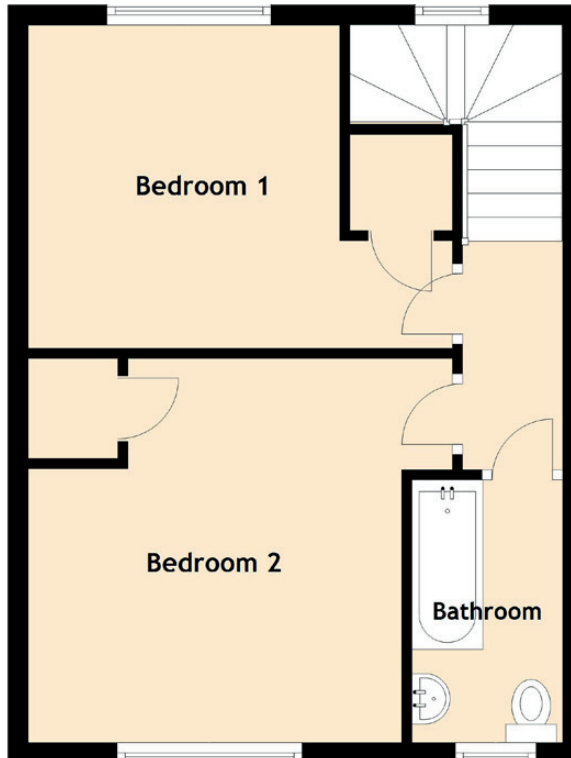
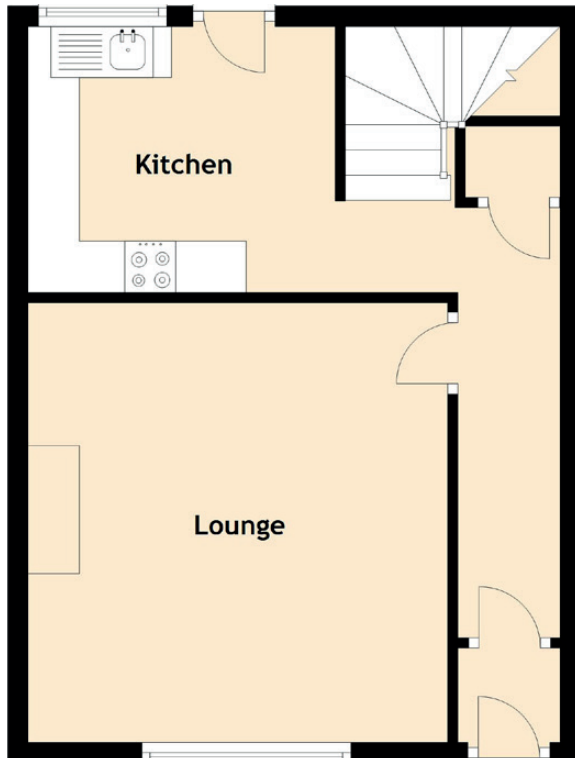
Nearby Ayr is the foremost coastal town in south-west Scotland and has superb sporting facilities which include championship golf courses, sailing, game and sea fishing, hunting etc, all within the immediate vicinity. With it being only minutes by car, Ayr caters for your everyday needs with good local and high street shops, supermarkets, restaurants, high schools, professional services and a wide range of recreational facilities.

Transportation links are excellent, with train services to Glasgow, airports at Prestwick and Glasgow. The main industrial belt is thirty miles distant and the A77/M77 has undergone a major refurbishment program that provides an easy commute to Kilmarnock and Glasgow.

McEwan Fraser Legal offer to the market this spacious two Bedroom Mid terraced villa in the village of Drongan which is situated seven miles east of Ayr.

The property briefly comprises Entrance hall, Spacious Lounge, Kitchen, Family bathroom and two double bedrooms. The property further benefits from a child secure rear garden and private off-street parking.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Kitchen	3.00m (9'10") x 2.60m (8'6")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.70m (12'2")
Bathroom	2.80m (9'2") x 1.40m (4'7")

Gross internal floor area (m²): 76m²

EPC Rating: D

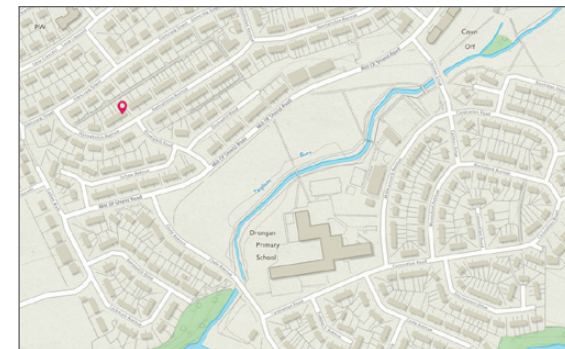


Image credit: <https://www.onthemap.co.uk/omapi/>


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