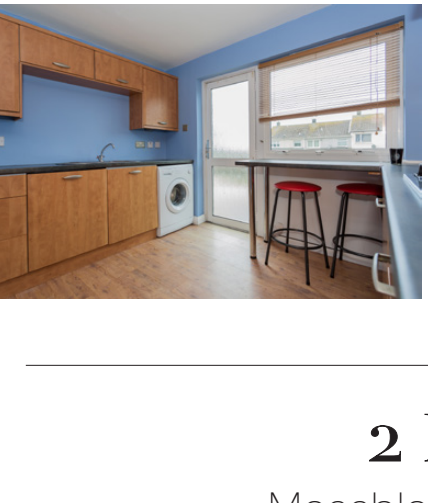
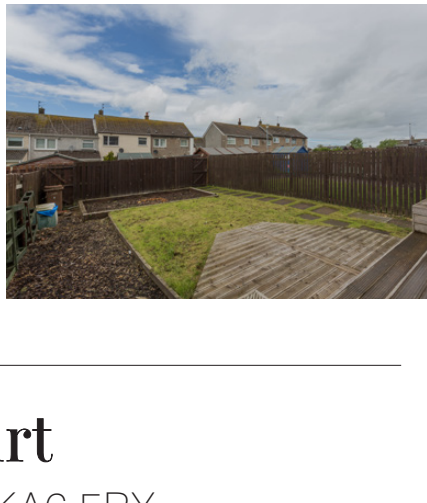


Tastefully decorated three bedroom villa

A perfect property for a wide variety of potential purchaser(s) looking for their ideal home







2 Mossblown Court

Mossblown, Ayr, South Ayrshire, KA6 5BX

Scan Here!

3 BED

1 BATH

ON STREET

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01292 430 555
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

The village of Mossblown occupies a semi rural location close to the larger conurbation of Ayr. The village itself has a selection of small shops, school, local supermarket and bar. Close by is access to the M77 motorway, for excellent business links to Glasgow, Irvine, Ayr. The town of Ayr offers well known restaurants, hotels, services and a wide range of recreational facilities. Ayr boasts a great beach and two woodland parks with beautiful walks, cycling paths, play parks and safe bathing areas.

Part Exchange Available. We are delighted to present to the market this tastefully decorated three bedroom mid- terraced villa, situated within this ever popular and quiet locale. The property offers spacious accommodation over two levels and would make an ideal buy from a wide variety of potential purchaser(s) looking for their ideal home. The current owners have created a fabulous home which is fit for today's modern living, once inside discerning purchasers will be greeted with a first class specification.

A hallway entrance provides access to all apartments on this level. An impressive and spacious formal lounge is flooded with natural light from the windows to the front and rear aspect, and also boasts an interesting outlook - it has the added bonus of space for a dining table and chairs - perfect when entertaining friends and family. The modernised kitchen comes complete with a good range of floor and wall mounted units and a striking worktop, creating a fashionable and efficient workspace. It is further enhanced with a host of integrated appliances - making this the perfect zone for an aspiring chef. Another feature is the breakfast bar which enjoys an outlook to the rear garden - the kids will always be kept an eye on! This zone is also popular when mum's breakfast is on the go. On the first floor level you will find three bright and airy well appointed bedrooms, all of which have a range of furniture configurations and space for additional free standing furniture if required. Any of these can be utilised to meet each individual purchaser(s) needs and requirements such as a 'study/hot office' for those requiring working from home arrangements. A three piece family bathroom suite is also positioned on this level and completes the impressive accommodation internally.

The rear garden is fully enclosed, providing a safe environment for children. This zone is a real suntrap - many a summer evening has been spent in this area with friends and family. Double glazing and gas central heating has been installed throughout to create a warm, yet cost effective way of living all year round.











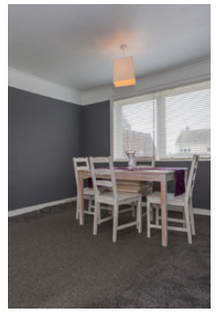




2 MOSSBLOWN COURT



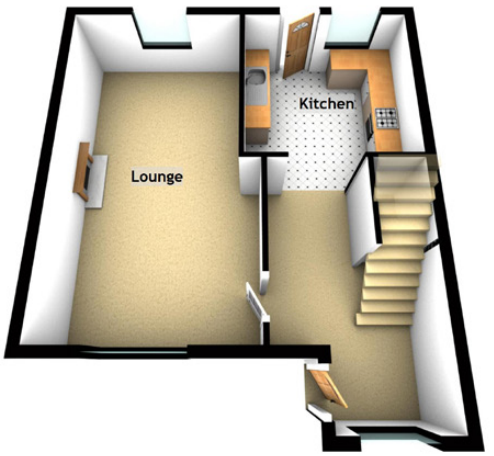




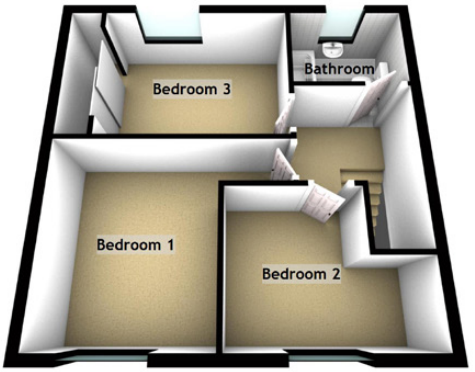




Ground Floor



First Floor



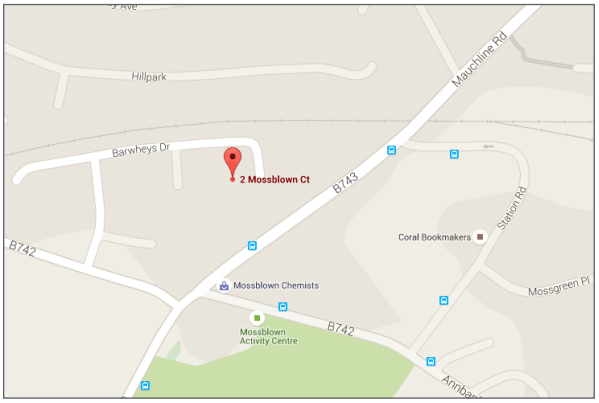
Appro
(Taken from the widest point)

Lounge	6.40m (21') x 3.70m (12'2")
Kitchen	3.20m (10'6") x 3.10m (10'2")
Bedroom 1	4.30m (14'1") x 3.60m (11'10")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m²) - 88

Extras
(Included in the sale)

Carpets & floor coverings, light fixtures & fittings, curtains & blinds.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 — THE SUNDAY TIMES
GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES
GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES

Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer