



POLLOCK & MCLEAN



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Website – www.pollockmclean.co.uk

**6 CLEMENT TERRACE,
HOLLYBUSH, AYR, KA6 7EA**



Spacious semi Detached house situated in the village of Hollybush approximately 6 miles from the centre of Ayr.

Accommodation consists of: Lounge, Kitchen, 3 Bedrooms, Bathroom, Double Glazing, Gas Fired Central Heating, Driveway, Gardens to front, side and rear.

OFFERS OVER £130,000

DIRECTIONS

SEE ATTACHED MAP

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance Vestibule and Hallway

Main door with double glazed frosted glass panel to the entrance vestibule with tiled flooring. Glazed frosted glass panelled door through to the main hallway. The main hallway has wood effect laminate flooring, central heating radiator, large storage cupboard and telephone point.

Lounge

14' 11" X 12' 7"

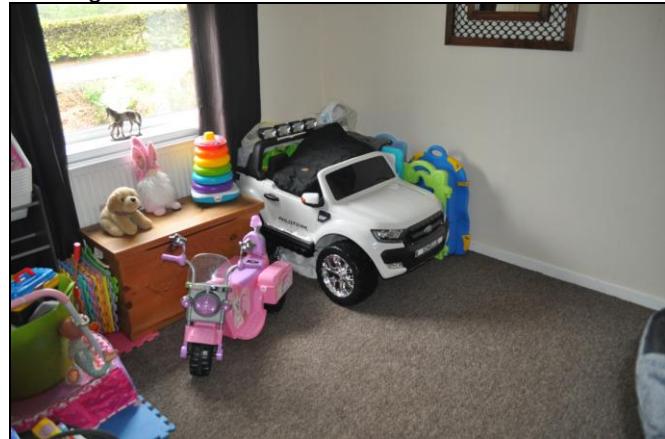
Large double glazed picture window to the front with fitted roller blind. Central heating radiator. Wood effect laminate flooring. TV aerial point. 6 x 13 amp power points. Door to the kitchen.



Bedroom 1

11' 1" X 10'

Double glazed window to the front with fitted roller blind. Central heating radiator. Fitted carpet. TV aerial point. 3 x 13 amp power points. Cupboard housing the boiler.



Kitchen

12' 6" X 7' 4"

Wide range of work tops, base units and wall cupboards. Integrated four burner electric hob with oven below. Single drainer sink unit. Breakfast bar. Central heating radiator. Tile effect vinyl flooring. Double glazed windows to the rear with fitted roller blind. Door to the rear garden. 4 x 13 amp power points. Strip light.



Bathroom

6' 6" X 6' 1"

WC, wash hand basin and bath with electric shower unit over. Double glazed frosted glass window with fitted roller blind. Tile effect laminate flooring. Central heating radiator.



Stair and Landings

From the main hallway stairs lead to the half landing with double glazed window with fitted roller blind and then further stairs to the main landing with landing and stair carpets included in sale. On the upper landing there are 2 x 13 amp power points, hatchway to the loft and large storage cupboard off.

Bedroom 2

14' 3" X 12' 9"

Double glazed windows to the front with views to the surrounding countryside and fitted roller blind. Central heating radiator. Storage cupboard. Fitted carpet. 4 x 13 amp power points.



Bedroom 3

10' 9" X 10' 4"

Double glazed window to the side with fitted roller blind. Fitted carpet. Central heating radiator. Two double fitted wardrobes with hanging space. 4 x 13 amp power points.



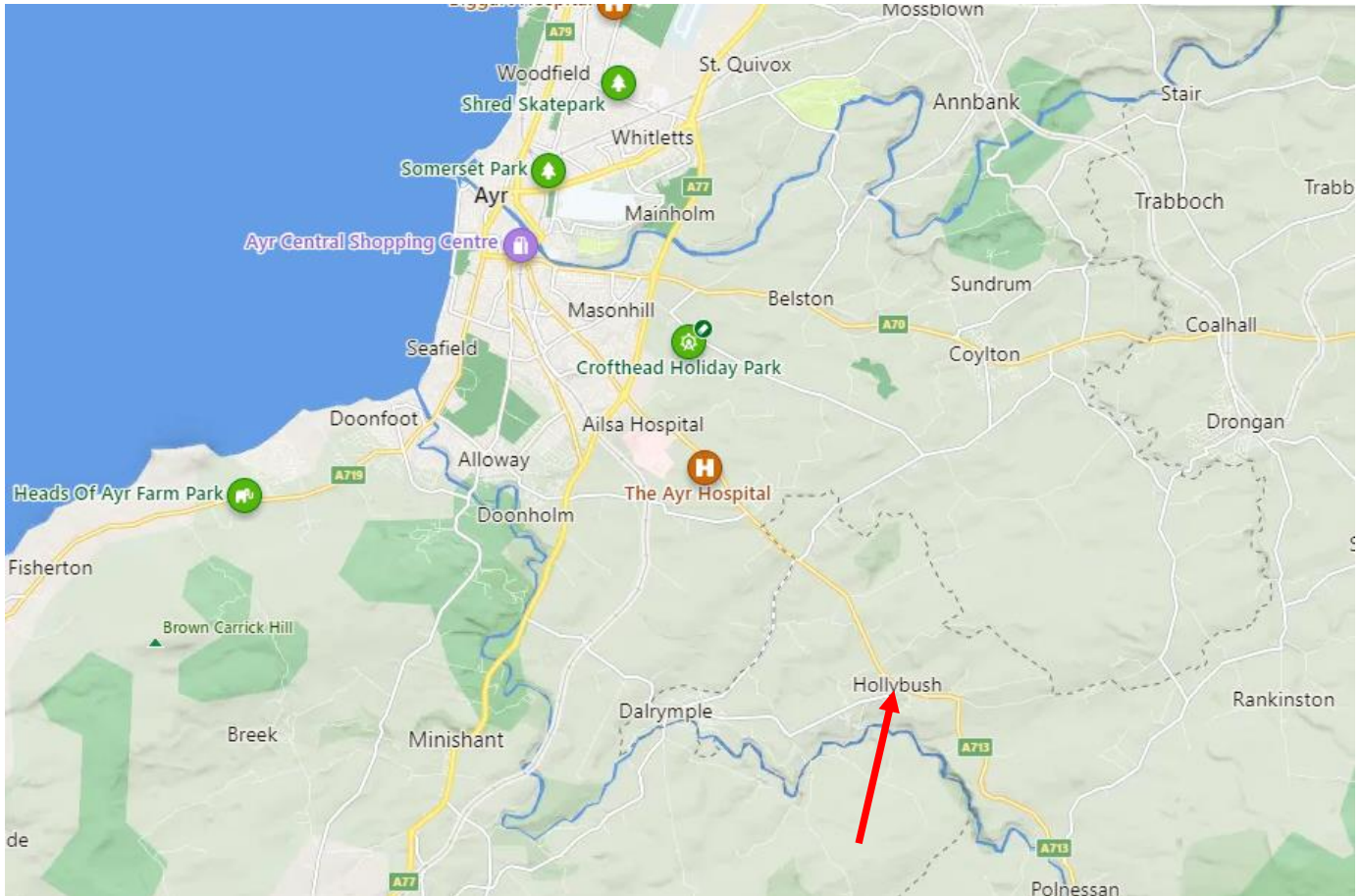
Outside

The front garden is laid principally in gravel with paved pathway to the front door. To the side there is a gravel driveway. The rear garden has been principally laid in lawn. Metal shed and two wooden garden sheds included in sale.



Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code KA6 7EA
Council Tax Band B
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



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