

2 Bed Terraced In Caledonia Road , Ayr, KA7 3HU

£130,000



Ref:15942



SHORT DESCRIPTION

Property Ref: 15942 Key Features: -Bright and Spacious Open-Plan Living Room – A large, welcoming space perfect for relaxing or entertaining. -Modern Kitchen (New in 2024) – Stylishly upgraded with contemporary units and finishes. -New Bathroom (Installed 2025) – Fresh, modern and finished to a high standard. -Two Large Double Bedrooms – Both generously sized, with fitted wardrobes offering excellent storage. -Floored Loft – Complete with drop-down ladder, providing fantastic additional storage or hobby space inc lighting and power. -Double Glazing; Gas Central Heating – Efficient and comfortable all year round. -Smoke Detectors in All Rooms – Fully compliant and safety enhanced. Outdoor Space: -Front and Enclosed Rear Gardens – Safe and private, ideal for families or pets. -Rear Garden with Patio, Drying Clothes Lines, Lawn and Garden Shed – A versatile and low-maintenance outdoor area. Location Highlights: -Excellent Local Schools – Highly regarded nursery and primary school nearby, and just a 10-minute walk to secondary school. -Convenient Amenities – Short walk to Ayr town centre, close to local shops, library and a bus stop only moments away. -Friendly Neighbourhood – Known for good neighbours and a welcoming community feel. This property offers fantastic value in a very popular area and will appeal to a wide range of buyers and investors. Early viewing is highly recommended. Property Type: Terraced Offers over: £130,000.00 Pricing Options: Offer Over Tenure: Freehold Council tax band: B EPC rating: See report Outside Space: Front & Rear Garden Parking: On street Heating Type: Gas combi boiler Chain free Possession of the property: Vacant -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Ground Floor



First Floor



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Dwelling type: Mid-terrace house
Date of assessment: 02 December 2025
Date of certificate: 02 December 2025
Total floor area: 67 m²
Primary Energy Indicator: 242 kWh/m²/year

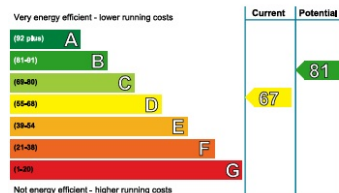
Reference number: 1415-8322-3109-0372-9206
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£3,312	See your recommendations report for more information
Over 3 years you could save*	£996	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

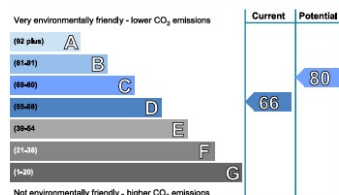


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (67)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (66)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£900 - £1,500	£483.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£204.00
3 Condensing boiler	£2,200 - £3,500	£312.00

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