



AYRSHIRE CLOSE, WILTSHIRE, SP29PF
£260,000 FREEHOLD

Winkworth



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Well-presented two-bedroom semi-detached home situated within the popular Fugglestone Red development, benefiting from off-road parking and an enclosed rear garden.

The property is approached via steps leading to the front door, opening into an inner hall which provides useful storage for coats and shoes.

From here, you enter the main reception room, which benefits from an elevated outlook to the front. A large window allows plenty of natural light to fill the room, while the generous proportions provide space for both a dining area and a comfortable seating area, creating a versatile and welcoming living space.

The accommodation then leads through to the kitchen, which overlooks the rear garden and is fitted with matching cabinetry, wooden worktops, an integrated oven and gas hob, together with space and plumbing for a washing machine. A door provides direct access to the rear garden.

Stairs rise to the first floor, from the sitting room where you will find the principal bedroom to the front elevation, benefiting from fitted wardrobes and an attractive elevated outlook. The family bathroom is tastefully appointed with a bath and shower over, together with a matching suite.

Completing the first-floor accommodation is a further bedroom overlooking the rear garden, providing a pleasant outlook.

Outside, the property benefits from off-road parking to the side, with a pedestrian gate providing access through to the rear garden.

The rear garden is a particular feature of the property and has been thoughtfully maintained and landscaped over split levels. There is an attractive patio area, with steps leading up to a raised lawn and further seating area. A charming pergola, surrounded by established climbing plants, creates a delightful and private spot for outdoor seating and entertaining, making the garden a particularly pleasant space to enjoy throughout the year.

AT A GLANCE

Sitting/dining room

Kitchen

Two bedrooms

Family bathroom

Garden

Off road parking

LOCATION

Ayrshire Close is a quiet cul-de-sac situated within the popular Fugglestone Red development on the north-western side of Salisbury, approximately two miles from the city centre. The development offers a convenient and established residential setting.

Salisbury city centre is within easy reach and offers an attractive blend of historic character and modern convenience. The city is renowned for its magnificent cathedral, twice-weekly Charter Market, independent boutiques, cafés, restaurants, and the popular Old George Mall, creating a vibrant yet relaxed atmosphere.

Salisbury is rich in history and culture, with the highly regarded Salisbury Playhouse, cinemas, and an excellent range of leisure and recreational facilities, all contributing to its strong and welcoming community feel. For commuters, Salisbury's mainline railway station provides direct services to London Waterloo in approximately 80 minutes. The city also enjoys excellent road connections, with convenient access to the A36 and A303, providing routes towards the south coast, Winchester, Southampton, Bath, Exeter, and the wider West Country, as well as the M3 and London.

DIRECTIONS

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Leave Salisbury via Castle Street and, at the Castle Street Roundabout, take the first exit onto the A36. At the next roundabout, take the third exit onto Devizes Road (A360).

At the following roundabout, take the second exit to remain on Devizes Road (A360) and continue up the hill. At the next roundabout, take the first exit onto Ramleaze Drive.

Turn right into Angler Road, then take the left turning into Ayrshire Close. The property can be found on the right-hand side.

Council Tax Band C

EPC Band C

Gas central heating and double glazing

Mains electric and drainage

Ultrafast broadband available.

EE good outside, limited inside.

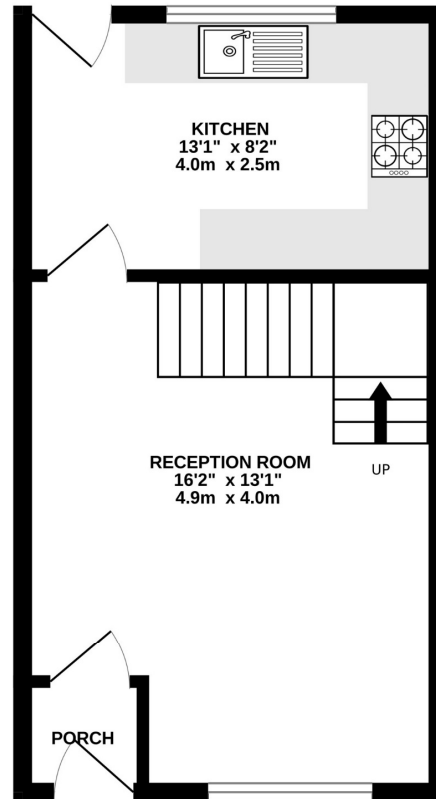
O2 variable outside, no coverage inside.

Three variable outside, no coverage inside.

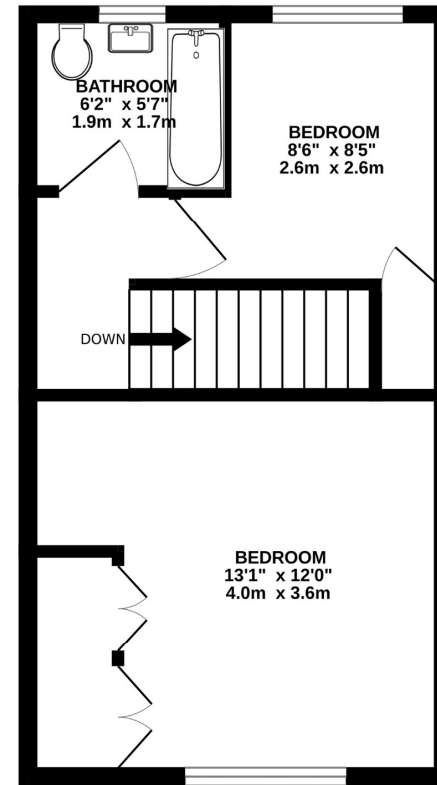
Vodafone good outside, limited inside.



GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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