

35 Dalblair Court, Ayr KA7 1UJ



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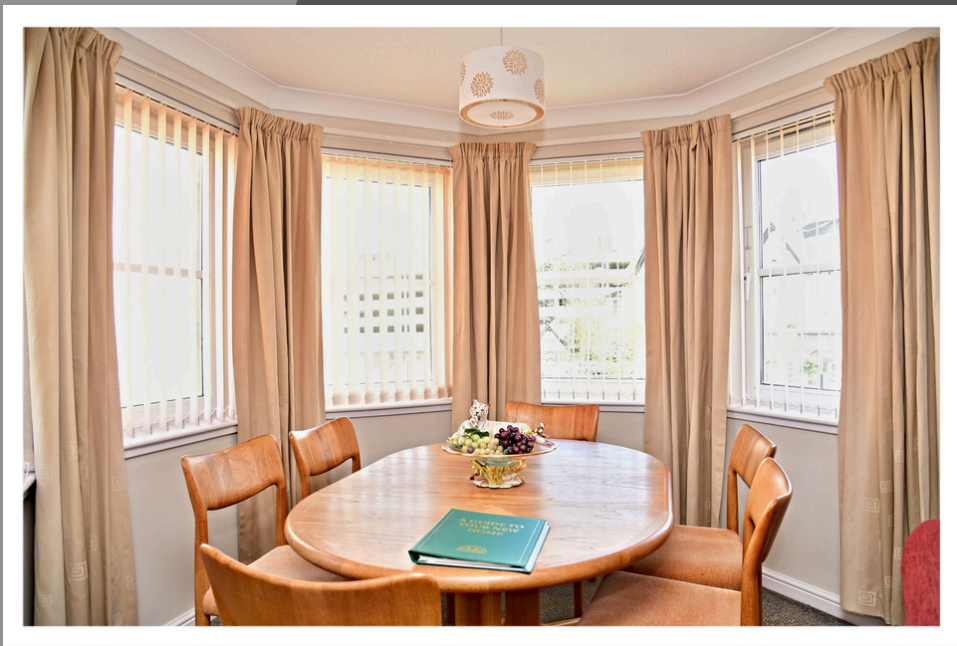
This rarely available, two bedroomed apartment offering spacious accommodation, is presented in walk-in condition after recently undergoing a program of updating.

This well run and maintained retirement complex boasts private gardens, residents lounge, laundry facility, movie screening and staff available at short notice. The apartments are also furnished with lifts accessing all floors and a secure entrance leading to the resident's and guest car park.



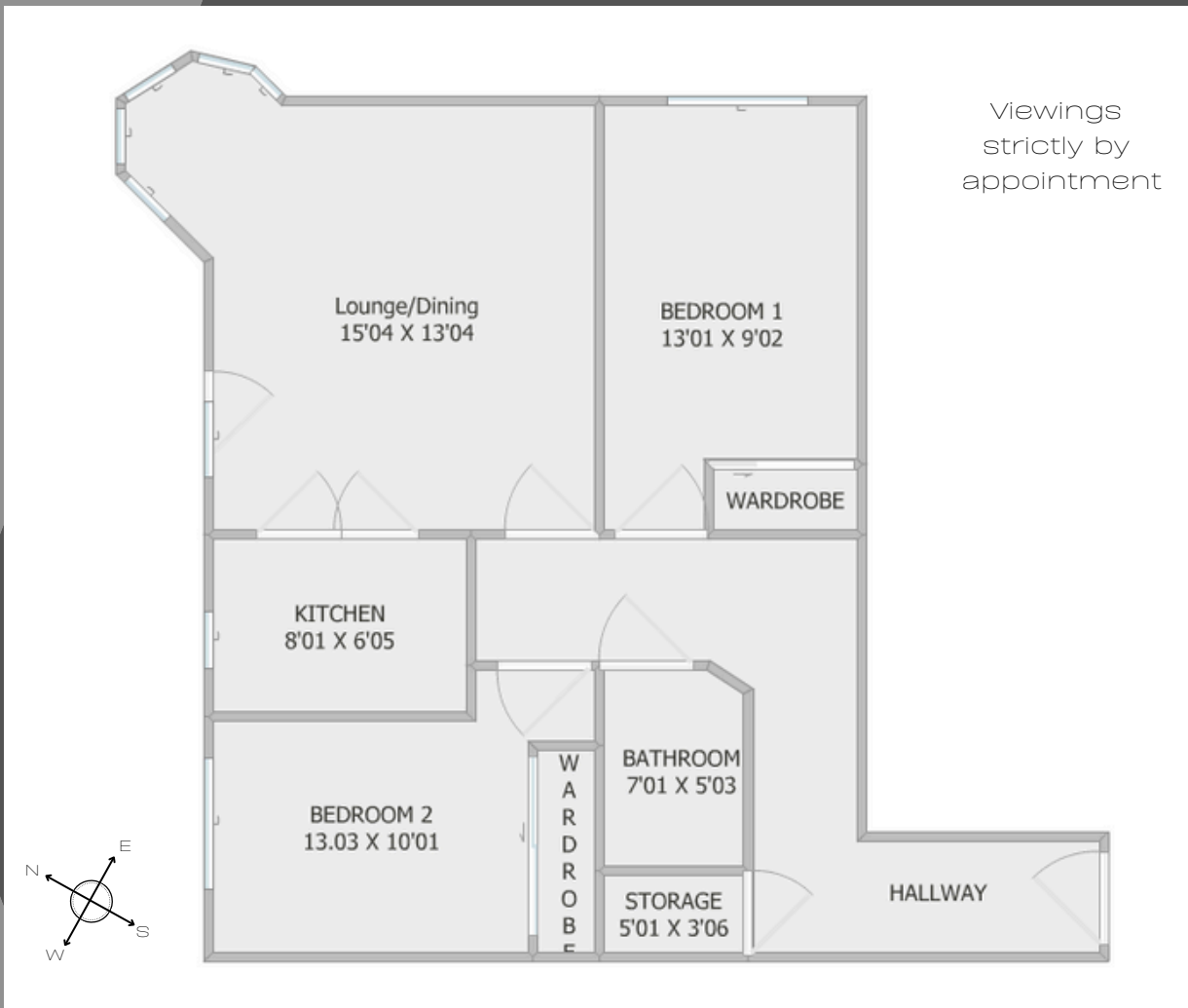
The general layout of the apartment comprises a welcoming hallway, large open plan lounge with Paris balcony, dining area and bay window. The compact kitchen is perfectly suited for the apartment while the two good sized double bedrooms, white suite shower room and large storage cupboard accessible from the hallway finish off this lovely property.

Early viewing is highly recommended for this much sought after property.



Dalblair Court, is a unique, newly decorated two bedroomed retirement apartment in walk-in condition situated in the town centre within walking distance of transport links, shops, restaurants, Ayr beach and much more.





- Spacious 2 bedroomed retirement apartment
- Open plan lounge and dining area in bay window
- Both bedrooms have integrated wardrobes
- Large hall storage cupboard
- Resident's private parking
- Resident's lounge
- Guest suite
- Central location in the town
- Walking distance to local amenities
- Minimum age – 60 [partner can be 55]
- Council tax - E
- EPC - B

## Ayr

The coastal town of Ayr boasts stunning views over the Firth of Clyde towards the Isle of Arran and beyond.

As well as the famous beach promenade, Ayr and nearby Prestwick are home to a large number of restaurants, cafes and shops. The Gaiety Theatre, Citadel Leisure Centre and Rozelle Park are also among the main attractions.

With direct road and rail links to Glasgow and with Prestwick International Airport close by, Ayr's location is very convenient.



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.