

112 Dalmellington Road, Ayr KA7 3PS



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This first floor apartment offers a superb opportunity for those first-time buyers, downsizers or buy-to-let investors looking in Ayr.

Situated near local shops, schools and bus links into the town centre adds to the overall appeal.

Internally the general layout comprises a good-sized lounge, modern fitted kitchen to the rear, a double bedroom with built-in storage and a white suite shower room. Furthermore, there is a storage cupboard downstairs by the front door as well as ample storage space available in the loft area if needed.



This apartment benefits from a private front entrance, gas central heating and double glazing throughout.





One bedroomed first floor apartment in a superb location. The perfect home for first time buyers, downsizers or those looking for a buy-to-let opportunity.

Viewings strictly by appointment



- One bedroomed first floor apartment
- Superb location, near bus links to town centre
- Walking distance to shops
- New kitchen and double glazing
- View to rear overlooking grassy area
- Westerly facing rear garden
- EPC – C

## Ayr

The coastal town of Ayr boasts stunning views over the Firth of Clyde towards the Isle of Arran and beyond. Ayr is home to several modern Primary and Secondary schools as well as a college and university while the Citadel is a large recreation facility near the beach front with pools, gyms and sports halls.



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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.