



5 Marlborough Court, Ayr

In Excess of £110,000

DONALD
ROSS
RESIDENTIAL



5 Marlborough Court

Ayr, KA7 1HE

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Situated in the highly sought-after Marlborough Court, this rarely available two-bedroom first-floor flat is presented in excellent condition. Offering convenient all on the level living, it is just moments from Ayr's stunning beach and vibrant town centre. With secure entry, a residents' lift, and private allocated parking, this property is perfect for downsizers or first-time buyers seeking a stylish and well-located home.

- Secure Call Entry System
- Residents Lift
- Hall with storage cupboard
- Lounge with box bay window and riverside views
- Modern Kitchen
- Two Bedrooms
- Family Shower Room & Ensuite Shower Room
- Gas central heating & Double glazing
- Private allocated parking space
- Wonderful riverside location close to beach and town centre



























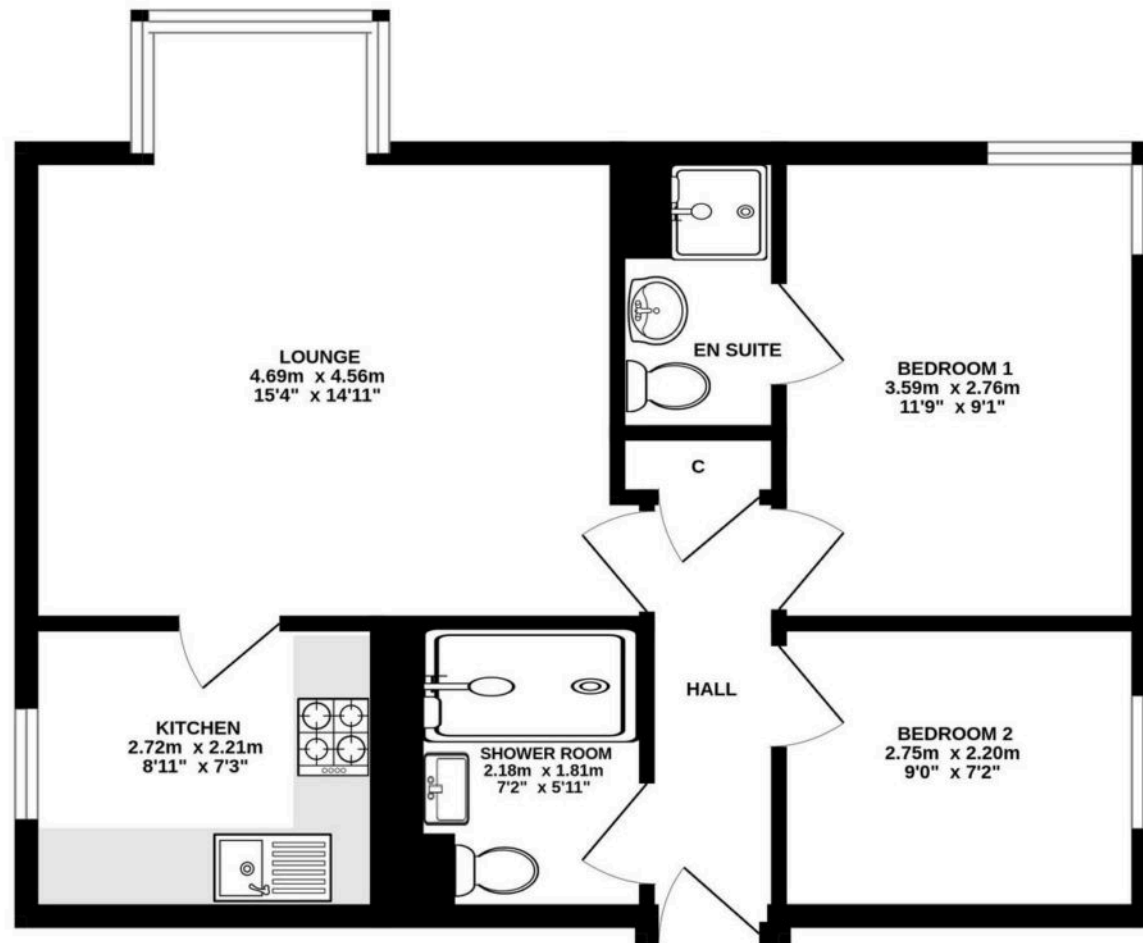








1ST FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

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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