



76d Kyle Street, Ayr

In Excess of £83,000

DONALD
ROSS
RESIDENTIAL



76d Kyle Street

Ayr

Stylish 2-bed second-floor flat in Ayr town centre with open-plan living, modern kitchen, built-in storage, sleek bathroom, utility cupboard & private parking. Ideal for first-time buyers or investors.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stylish and well-presented second floor apartment
- Bright open-plan lounge, kitchen, and dining area – perfect for modern living
- Contemporary fully fitted kitchen
- Dedicated dining space ideal for entertaining or everyday use
- Two generously sized bedrooms, both with built-in wardrobes
- Modern bathroom featuring a shower-over-bath
- Handy utility cupboard providing additional storage
- Energy-efficient electric heating and double glazing throughout
- Private, allocated residents' parking space
- Prime town centre location with excellent access to shops, transport, and amenities

























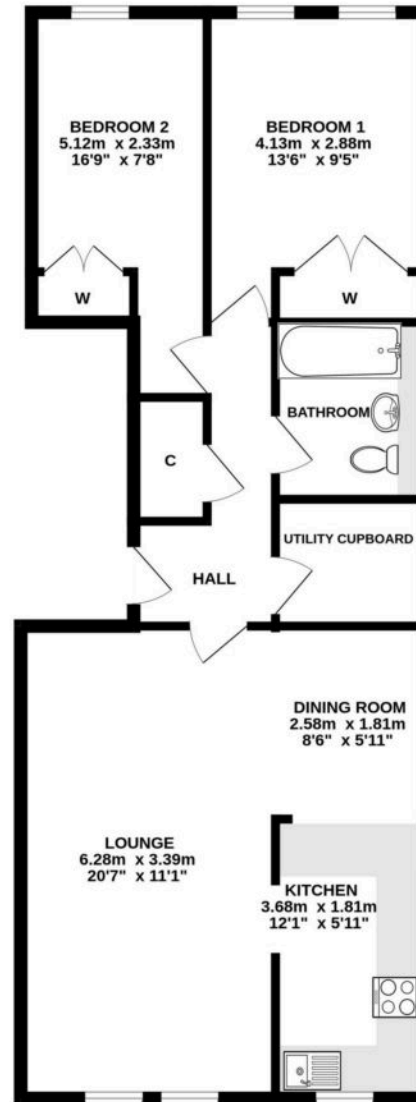








1ST FLOOR



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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