

47b New Road, Ayr In Excess of £30,000



## 47b New Road

Ayr

Ground floor flat in Ayr, featuring lounge, kitchen, double bedroom, and bathroom. Includes double glazing, electric heating, communal garden. Ideal for amenities and transportation links, ideal for first time buyer or buy to let investor.

Council Tax band: B

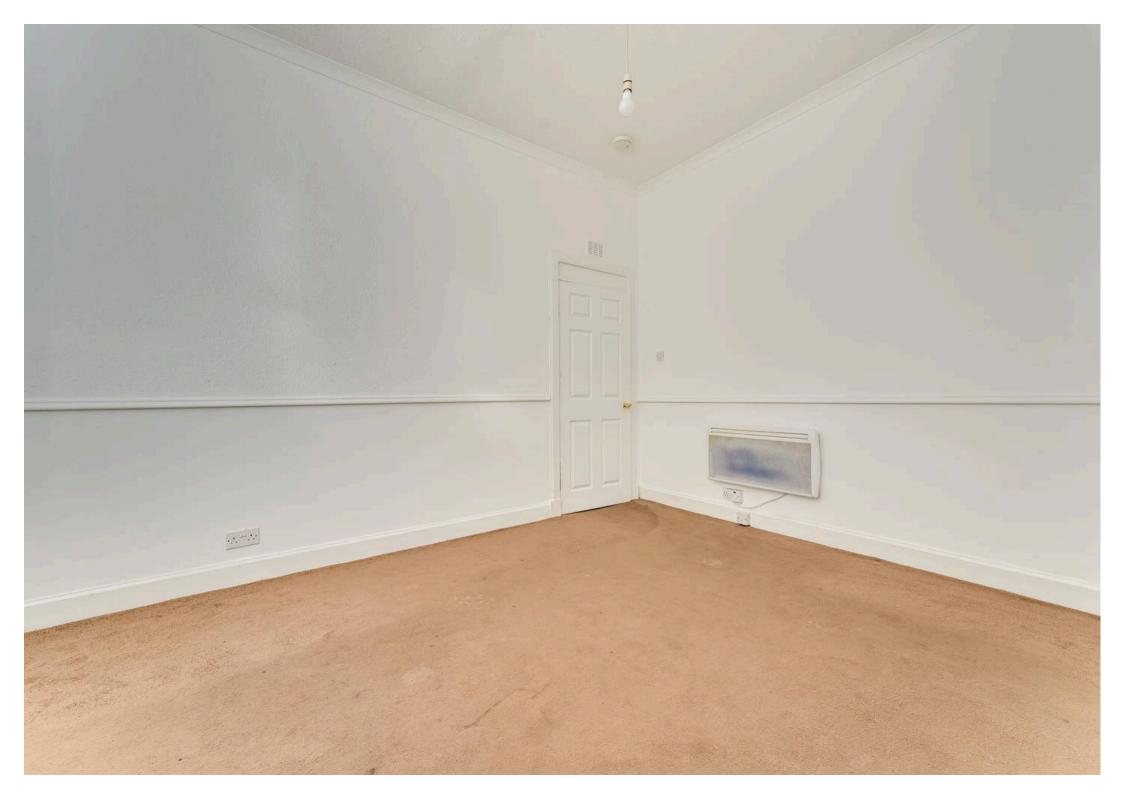
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

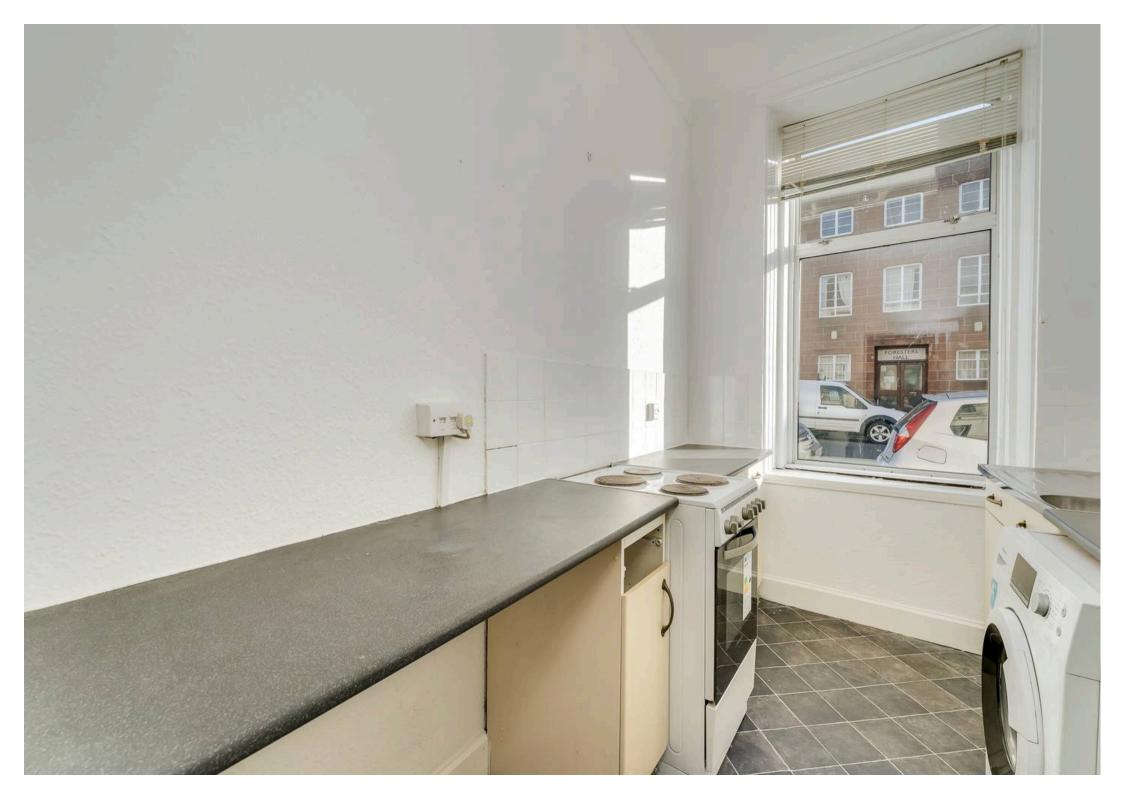
- Hall
- Double Bedroom
- Bathroom (bath with shower over)
- Electric Heating
- Double Glazing
- Communal Gardens
- Popular Location
- Land and Buildings Transaction Tax (LBTT) and ADS exempt

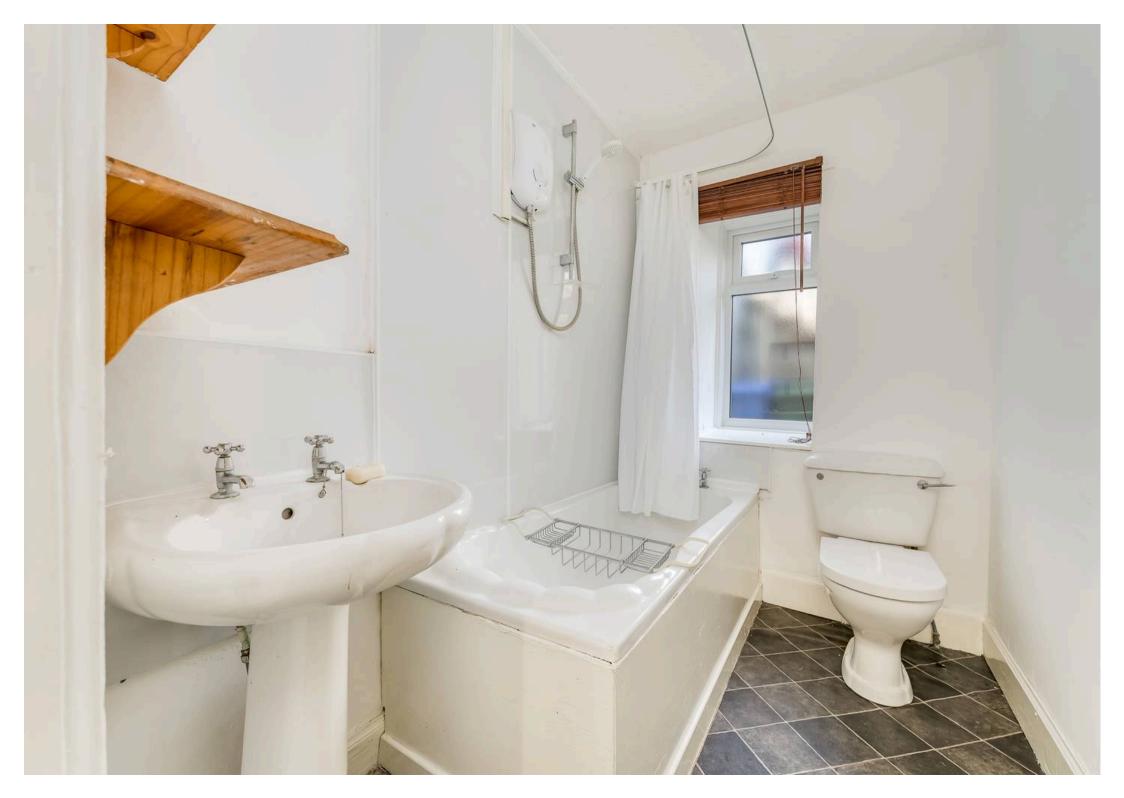




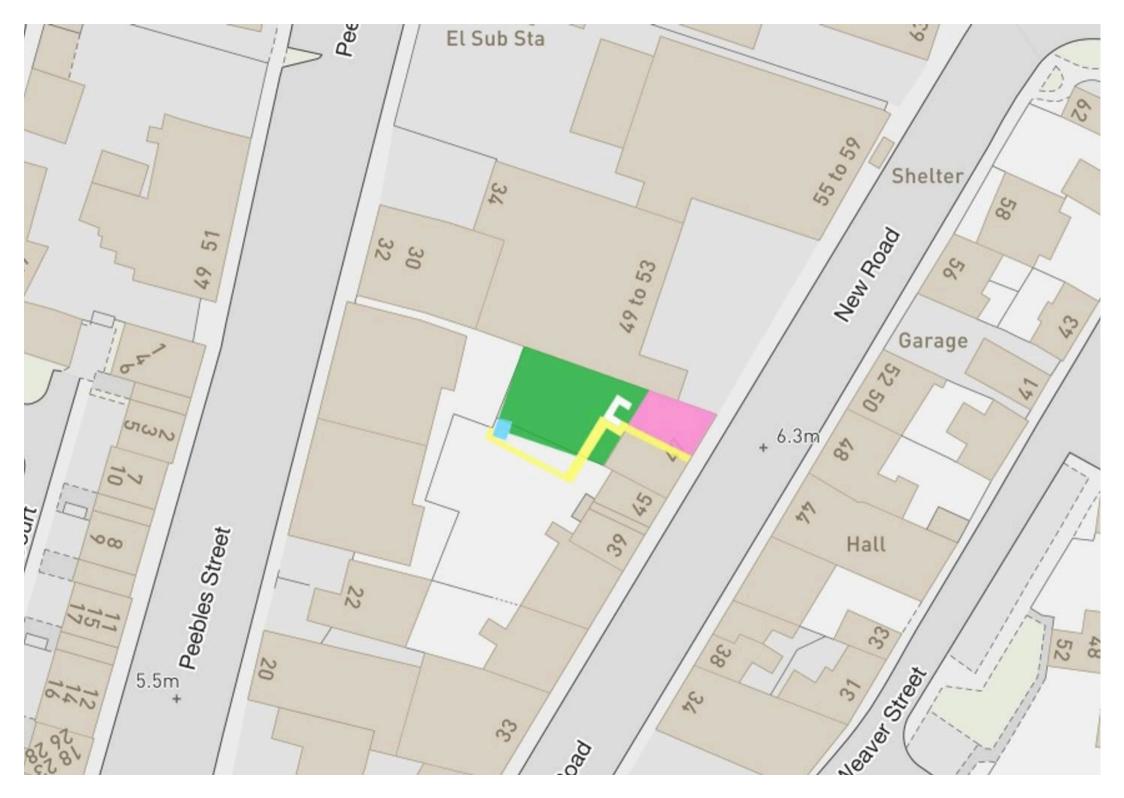


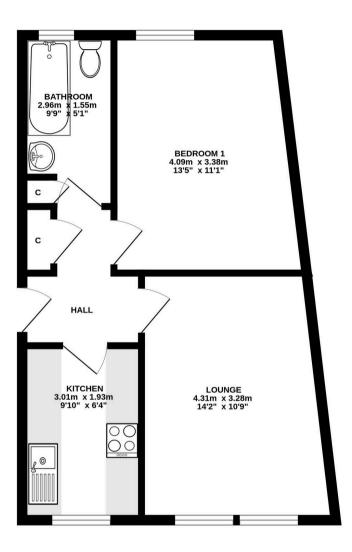












## ALL SIZES TAKEN AT WIDEST POINTS

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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## Donald Ross Residential Ayr

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