

**FOR SALE**



**Ayr - Bellesleyhill Court**  
**Offers Over £145,000**

  
**MARTIN&CO**

## Ayr - Bellesleyhill Court

Offers Over £145,000

- New Carpets
- Double Glazing
- Garden
- Gas Central Heating
- Excellent Location

**New to market this lovely 2 bedroom semi-detached villa nestled in a quiet cul de sac ideal for first time buyers and buy to let investors.**

### PROPERTY DESCRIPTION

Martin&Co are delighted to offer to the market this immaculately presented semi-detached villa occupying a prime position within this ever-desirable cul de sac.

Presented to the market in excellent internal order this spacious property is sure to appeal to first time buyers and buy to let investors.

The accommodation on offer extends to: Entrance vestibule, welcoming reception hallway, cloak room w.c, spacious dining sized lounge, modern fitted kitchen.

On the upper level there are two well-proportioned double

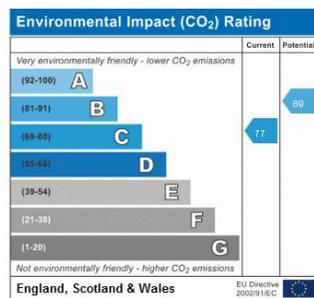
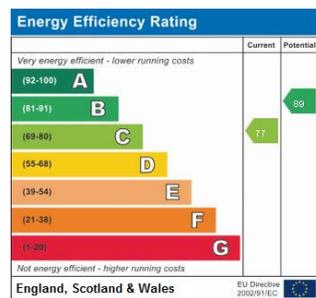


bedrooms and bathroom with 3 piece suite and electric shower over bath.

The property further benefits by a system of gas central heating, double glazing, residents parking and a well proportioned enclosed rear garden.

Bellesleyhill Court is well placed for access to Ayr & Prestwick town centre which offers a wider range of amenities including excellent supermarket and retail shopping, transport and recreational facilities.

Early viewing is advised to appreciate the size, style and quality of accommodation available.



## Martin & Co Ayr Office

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Letting Agent Registration No. LARN 1807019

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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