

**FOR SALE**



**AYR - Rozelle Terrace**  
**Offers In Excess Of £85,000**

  
**MARTIN&CO**

## AJR - Rozelle Terrace

Offers In Excess Of £85,000

- 2 Double Bedrooms
- Good Location
- Kitchen
- Lounge
- Gas Central Heating
- Upper Apartment

A well proportioned apartment set within a popular development, that will suit a variety of buyers including first time buyers and buy to let investors.

### PROPERTY DESCRIPTION

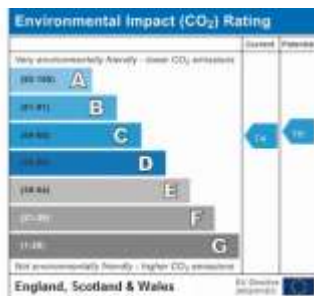
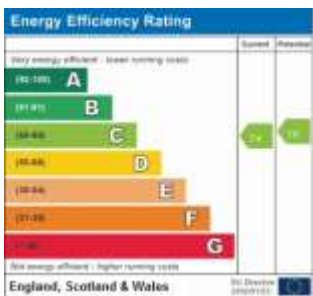
A well-proportioned apartment set within a popular development, that will suit a variety of buyers including first time buyers and buy to let investors.

Rarely available two bedroom first floor flat situated in the desirable Alloway district of Ayr. The generous garden offers great potential and backs onto mature woodland. Internally the property would benefit from some upgrading which has been reflected in the asking price. The property comprises; entrance hallway with large store cupboard off, lounge, two good sized double bedrooms, kitchen, shower room. Very appealing to the first time buyer or buy to let investor.





The location is great for access to the bypass and travel into Ayr. Ayr town centre provides an excellent range of facilities and amenities including supermarket shopping and a wide range of leisure and sporting facilities.



## Martin & Co Ayr Office

24 Parkhouse Street • • Ayr • KA7 2HH

T: 01292 619539 • E: ayrandkilmarnock@martinco.com

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.

# 01292 619539

<http://www.martinco.com>

