

FOR SALE



AYR - Trenchard Court
Offers Over £145,000


MARTIN&CO

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- 2 Double Bedrooms Master En Suite
- Spacious Accommodation
- EPC - B
- Quality Bathroom
- Large Lounge With River Views

Introducing this attractive 2-bedroom duplex waterfront apartment that seamlessly combines modern comfort with convenient living. seeking a tranquil yet vibrant living experience.

PROPERTY DESCRIPTION Introducing this attractive 2-bedroom duplex waterfront apartment that seamlessly combines modern comfort with convenient living. Nestled in a prime location, this residence offers a lifestyle of ease and elegance, perfect for those seeking a tranquil yet vibrant living experience.

As you step inside, you're greeted by a warm and inviting ambiance, with carpet flooring in the bedrooms and stairwell, The living spaces are light and airy, courtesy of the river views of the surrounding area.

The heart of this home is its well-appointed kitchen providing a range of base and wall mounted units, for



warmth you will find gas central heating servicing all the rooms.

Both bedrooms are generously sized and come with fitted wardrobes, offering ample storage for your belongings. The master bedroom boasts a dressing/vanity area.

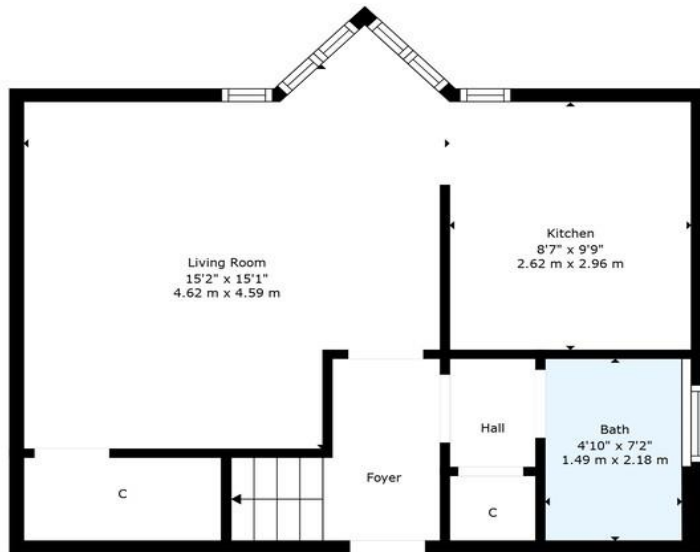
This property offers a convenient lift access and allocated parking, Location is key, and the apartment delivers on that front as well. Situated conveniently for both the town centre and the beach, you'll have the best of both worlds at your doorstep. Enjoy leisurely strolls along the shoreline or explore the town centre with its array of shops, restaurants, and entertainment options.

In summary, this 2-bedroom duplex apartment provides excellent convenience. With its thoughtful design, modern amenities, and prime location. To express interest, register your details with Martin&Co Ayr.

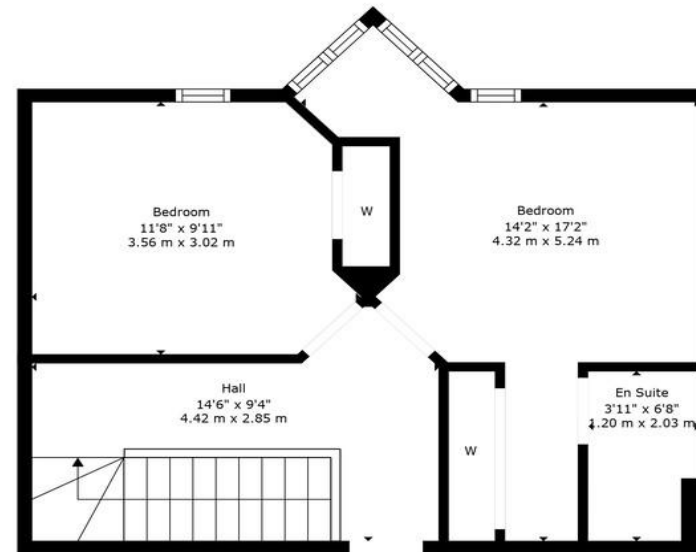


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		84	85
EU Directive 2002/91/EC			



Floor 1



Floor 2



GROSS INTERNAL AREA
 Below Ground: 418 sq. ft, 39 m², FLOOR 2: 418 sq. ft, 39 m²
 TOTAL: 836 sq. ft, 78 m²
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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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.

