

FOR SALE



AYR - Trenchard Court
Offers Over £125,000



AJR - Trenchard Court

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- 2 Double Bedrooms
- Double Glazing
- Lift Access
- Large Lounge
- River Views

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PROPERTY DESCRIPTION Martin & Co, the Property Professionals, proudly present this lovely riverside property in Ayr. Nestled within the sought-after harbourside development, Trenchard Court, this first-floor flat offers a blend of elegance and functionality.

Upon entry through the secure communal hallway, accessible via a convenient security entry system, you're greeted by a choice of a modern lift or staircase leading to the entrance.

The focal point of this home is the spacious and airy lounge, adorned with laminate flooring and graced by floor-to-ceiling corner windows that offer breathtaking waterfront views.



The kitchen, boasting ample space for breakfast dining, features a gas hob, electric oven, integrated fridge/freezer, and integrated washer/drier.

The property comprises two generously sized double bedrooms, both accessible from the central hallway. The master bedroom boasts an en suite shower room, complete with a double-sized shower cubicle for your convenience. The second bedroom features a fitted wardrobe, adding to the practicality of the space. The bathroom is elegantly appointed with a fitted white suite, complemented by quality tiles and flooring.

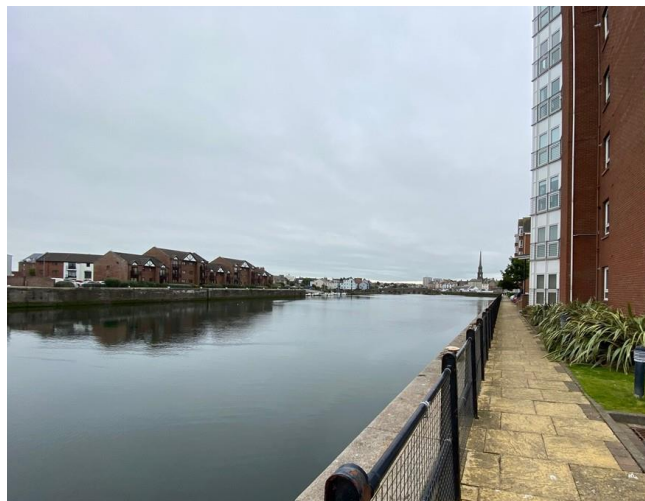
Warmth permeates the flat thanks to the gas central heating. To enhance your convenience, this property comes with a dedicated private parking space, ensuring hassle-free parking in the heart of the town.

This residence offers more than just a home; it presents a lifestyle. With its prime location, you're merely a stone's throw away from the town centre and various travel links, all while being seconds away from the sandy shores of the beach. Don't miss this opportunity to make this property your own, and experience seaside living at its finest. Contact us today to arrange a viewing and step into the future of coastal luxury living.



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		85	86
		EU Directive 2002/91/EC	



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

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