

FOR SALE



17 Millearn Apartments, 42 Racecourse Road, Ayr

2 Bedrooms, 1 Bathroom, Upper Apartment

Offers Over £157,000


MARTIN&CO



**17 Millearn Apartments,
42 Racecourse Road, Ayr**
2 Bedrooms, 1 Bathroom
Offers Over £157,000

- Upper Floor Executive Apartment
- Council Tax - D
- Gas Central Heating
- Parking
- 2 Double Bedrooms

Martin & Co are delighted to present an outstanding 2 bedroom executive apartment on Racecourse Road with partial sea views across to the Isle of Arran.

This unique sandstone character property has been thoughtfully upgraded to combine space and convenience in a sought after tranquil area of Ayr.

The property has a secure entry system leading to the first floor apartment comprising of entrance hallway following in to a bright and airy living room with striking bay window and open plan kitchen. The fully fitted kitchen benefits from integrated appliances, upper and lower units and breakfast bar.

There are two spacious bedrooms including a master bedroom with fitted wardrobes and a bathroom with a contemporary 3-piece suite and a separate shower cubicle.

The property comes complete with gas central heating, partial double glazing and large communal landscaped gardens with residents and visitor parking.

Further benefits include walking distance to Ayr beach, the town centre, abundance of local amenities and excellent transport links.

Don't miss the opportunity to view this exceptional apartment.



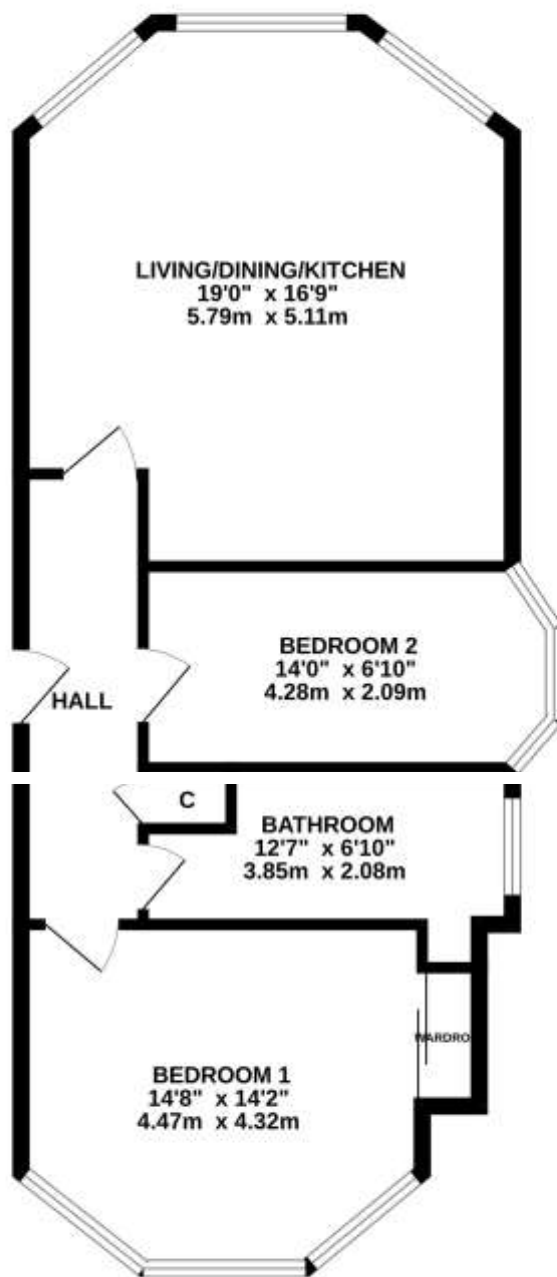




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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		
	74	84
England, Scotland & Wales		
	EU Directive 2002/91/EC	

FIRST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

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.
Made with Metroplan 6/2025

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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.