



MONTGREENAN
PROPERTY GROUP



12 & 12a Cathcart Street
Ayr, KA7 1BJ

Offers in excess of £190,000



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12 & 12a Cathcart Street

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Montgreenan Property Group are delighted to present to the market 12 & 12a Cathcart Street, Ayr.

A beautiful & super striking Grade C-Listed Victorian townhouse which offers a very unique opportunity for those seeking a spacious & versatile town centre home &/or office.

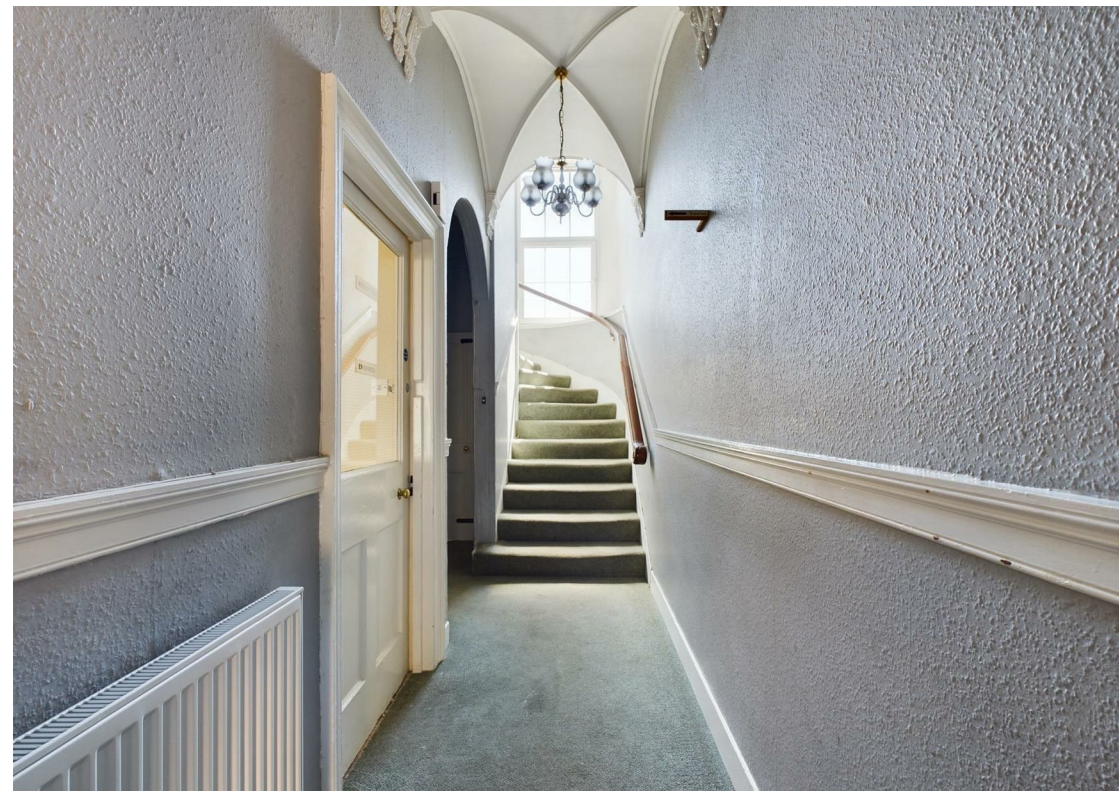
This magical property exudes character & charm with many beautiful period features throughout & a blend of commercial & residential spaces that can be transformed to suit your needs.

Formerly home to a well-established law firm, the upper part of the building (No.12) is spread over 3 levels, ground, 1st & 2nd floor. Whilst currently registered as a commercial unit, it has full planning in place for it to be converted back to residential use if required.

No.12a, the lower ground level two bedroom apartment, has its own separate entrance & will lend itself well to a multitude of different purposes.

Step outside to discover a delightful south-facing garden, which is fully enclosed, pet & child friendly & perfect for enjoying sunny afternoons & al-fresco dining.

The property's Victorian heritage is evident in every detail, from the architecture to the ambiance, offering a truly unique living experience.





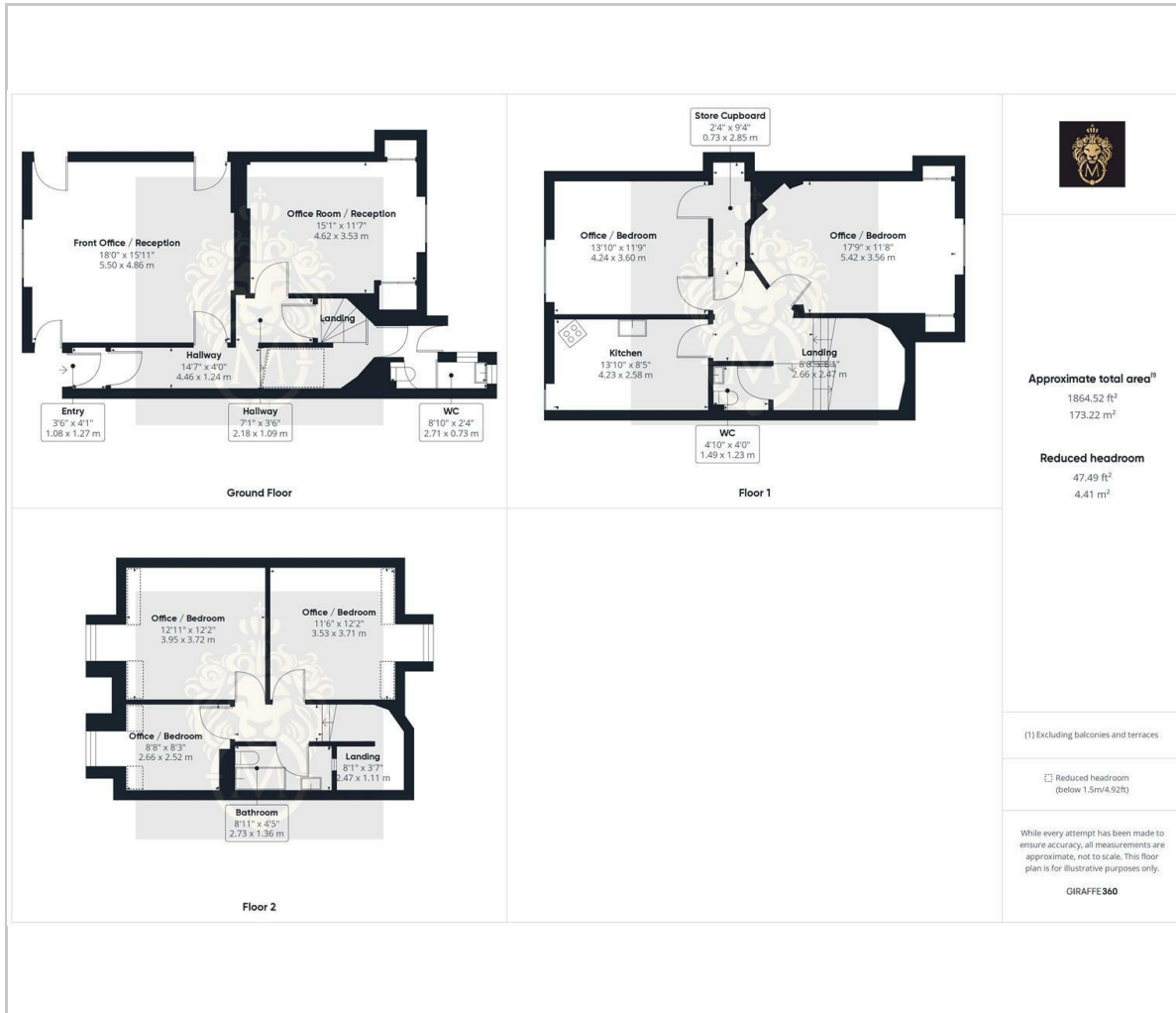
Located in an amenity-rich locale, moments from Ayr seafront, this house provides easy access to all the conveniences of modern living, while still retaining its historical appeal.

With excellent value for its size & potential, this property is a rare find that promises a lifestyle of comfort & sophistication.

Don't miss out on the chance to own a piece of history in the heart of Ayr - schedule a viewing today & envision the endless possibilities that this Victorian townhouse has to offer.



Floor Plan



Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

