



MONTGREENAN  
PROPERTY GROUP



40 C Inkerman Court

Ayr, KA7 1HF

Offers in excess of £130,000





## 40 C Inkerman Court

Ayr, KA7 1HF

Montgreenan Property Group are absolutely delighted to present to the market 40 C Inkerman Court, Ayr.

An immaculately presented, modern & stylish two bedroom two bathroom first floor executive apartment with dining kitchen, sun terrace overlooking the communal gardens, private allocated parking & sea views from the master bedroom.

It is perfectly positioned being only a stones throw from picturesque Ayr beach & a very short stroll in to amenity rich Ayr Town Centre.

The property has been considerably modernised throughout by the current vendors & presents a rare opportunity to obtain a wonderful home within this highly sought after modern development.

The property comprises spacious lateral accommodation over the preferred first floor via a secure entry system. It will suit a multitude of potential purchasers, especially first time buyers & anyone looking to obtain a first class residence or holiday home within one of Ayrshire's finest seaside locations.

In summary, the subjects comprise; welcoming reception hallway with large cloakroom storage cupboard off, sleek fully fitted dining kitchen, spacious & comfortable sitting room with sun terrace overlooking the communal gardens, master bedroom with en-suite shower room & walk in wardrobe,







modern bathroom & a second double bedroom.

Further benefits include, double glazing, GSH, high quality floor coverings & excellent storage throughout.

Externally the property benefits from one private allocated parking space as well as landscaped communal garden grounds perfect for outdoor entertaining.

Demand for property within this particular region of Ayr remains extremely high, especially for modern apartments by the sea.

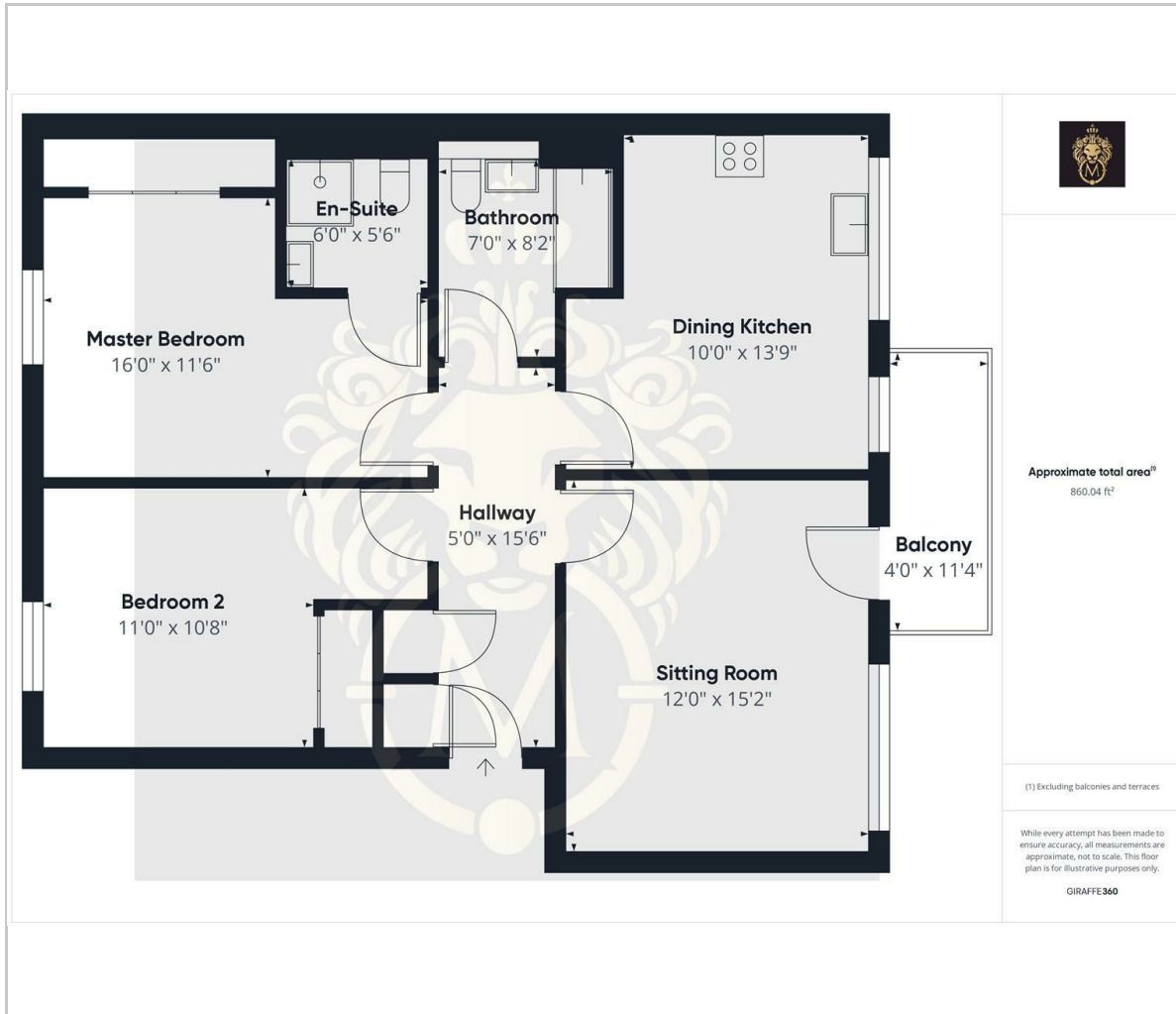
Early viewing is highly recommended.

Home Report Value - £140,000  
DM Hall





## Floor Plan

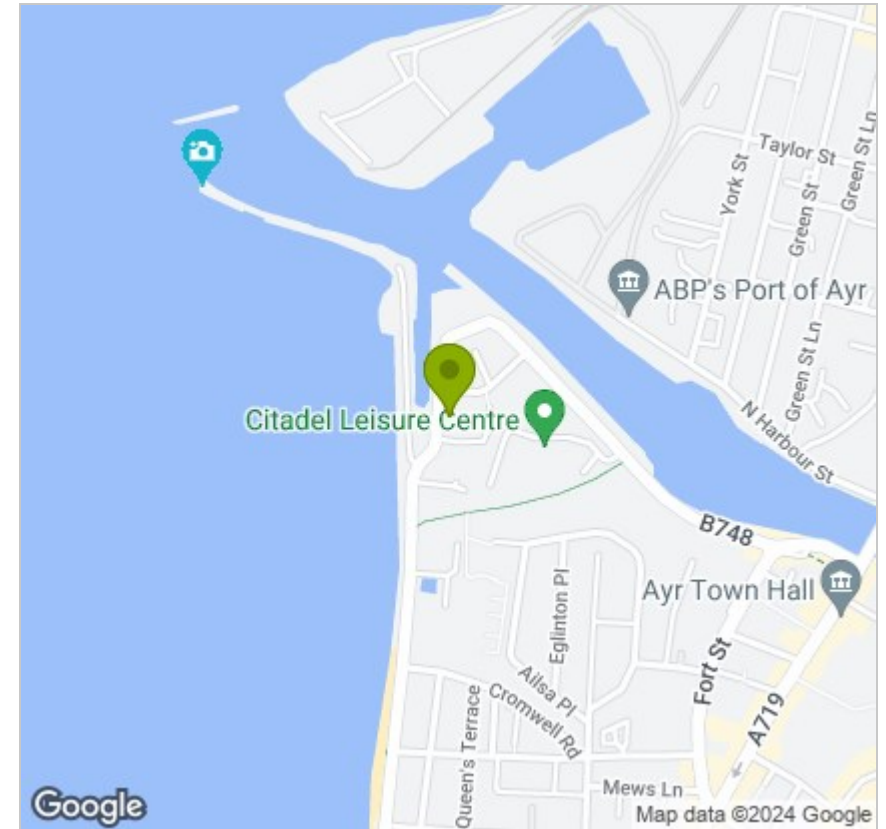


## Viewing

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

