



MONTGREENAN
PROPERTY GROUP



42 Rowallan Court South Beach Road
Ayr, KA7 1JR

Offers in excess of £115,000



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Montgreenan Property Group are absolutely delighted to present to the market 42 Rowallan Court, South Beach Road, Ayr.

A beautifully presented, modern & stylish two bedroom two bathroom 2nd floor apartment with sunny roof terrace & private gated underground parking. Benefiting incredibly commanding far reaching sea views out over the River Ayr as well as the roof tops & chimney pots of Ayr.

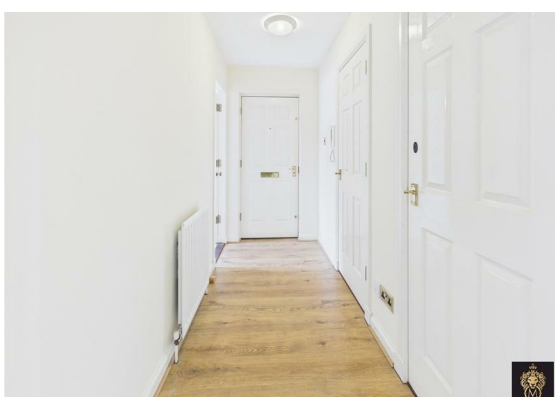
Set within a modern & very highly sought after purpose built apartment block, seconds from Ayr Bay, it is perfectly positioned for the seafront as well as all of the Ayr's abundant amenities & transport links.

It is our opinion this property will be of interest to a vast array of purchasers throughout the market, particularly first time buyers, down-sizers & those seeking the convenience of stylish seaside living.

Accessed through a secure call entry system & via a welcoming communal entrance, the property is located on the 2nd floor without lift.

In more detail, the property comprises; welcoming reception hallway with two very useful storage cupboards off, bathroom, two very well proportioned double bedrooms, Master with En-suite & both of which benefit from built in wardrobes space.

Of particular note is the is the spacious





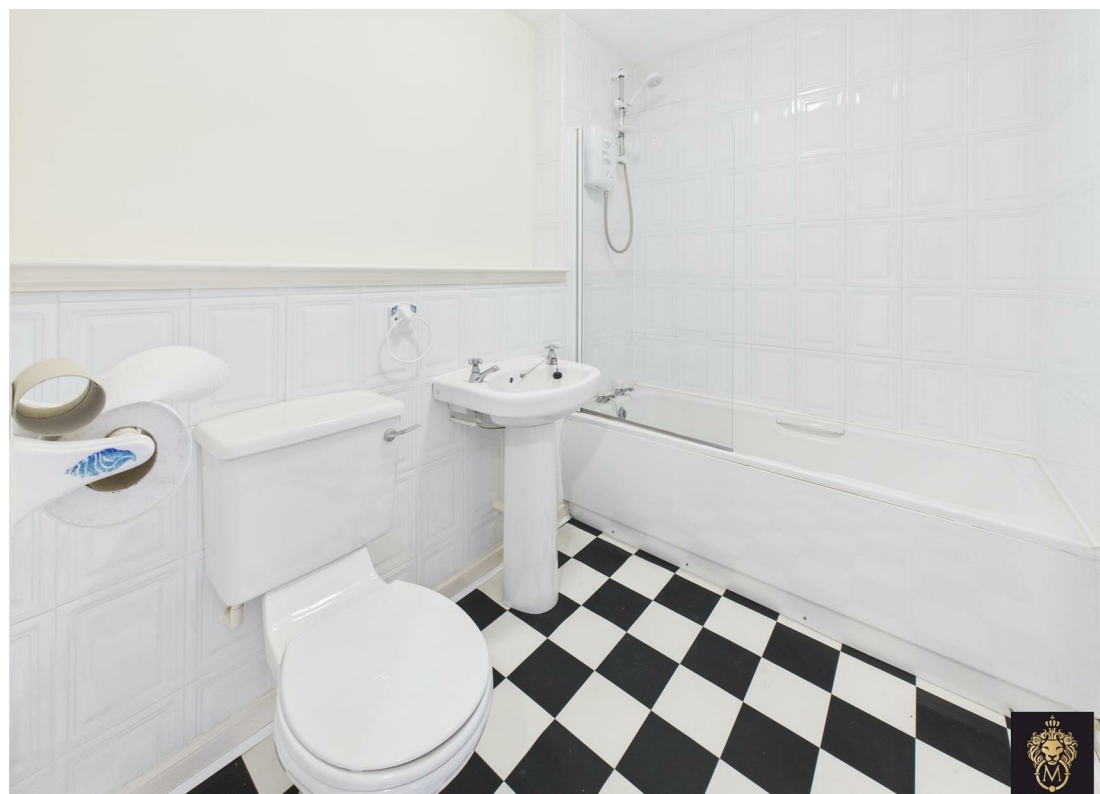
free-flowing open plan sitting / dining area with fitted breakfasting kitchen off. It is styled neutrally & flooded with natural light through the double doors which open onto the exquisite private sunny roof terrace. The spectacular views from here really must be seen in person to be fully appreciated.

Outside, there is a private gated underground allocated parking & all local amenities are conveniently within walking distance including Ayr seafront, shops & restaurants, leisure centre & excellent transportation links.

Modern apartments moments from seaside are in very high demand. Early viewing is highly recommended!

Home Report by DM Hall - Value £120,000.

Energy Performance Rating - B



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

