

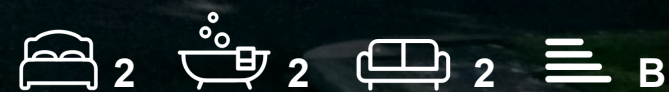


MONTGREENAN
PROPERTY GROUP



8e Victoria Park
Ayr, KA7 2TR

Offers in excess of £225,000



8e Victoria Park

Ayr, KA7 2TR

Montgreenan Property Group are absolutely delighted to present to the market 8 E Victoria Park, Ayr.

A luxurious & stylish two bedroom two bathroom 1st floor apartment with lift, detached garage, private parking & manicured communal garden grounds.

Set within a very exclusive & highly sought after purpose built block in one of Ayr's finest locations.

This opulent apartment is perfectly positioned for the seafront, Old Racecourse, Belleisle Golf Course, Rozelle Country Park & all of the town's abundant amenities & transport links.

8 E will no doubt be of interest to a vast array of purchasers throughout the market.

Particularly those looking to downsize whilst looking to retaining well proportioned apartments, & those in the market looking for a pied-à-terre / lock up and leave making the most their golden years.

Accessed through a secure call entry system & via a broad welcoming attractive communal foyer entrance, the property is located on the preferred 1st floor (with lift).

In more detail, the very flexible accommodation comprises; welcoming entrance hallway with cloakroom & large storage cupboard off, fully fitted dining kitchen, spacious & comfortable dual aspect sitting room with Juliette





balcony, master bedroom with en suite shower room, stylish new bathroom & a well proportioned 2nd double bedroom with built in wardrobes.

Further benefits include double glazing, GSH & excellent storage throughout.

Outside this magnificent building is a detached garage, private parking with abundant extra visitor spaces & beautifully manicured communal garden grounds which are ideal for outdoor entertaining.

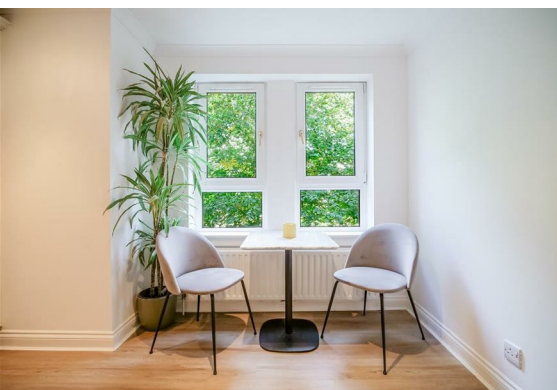
8 E is located within Ayr's highly sought-after Victoria Park which is without doubt one of Ayrshire's very finest locations.

It is sure to delight a vast array of purchasers throughout the market, therefor early viewing is highly recommended.

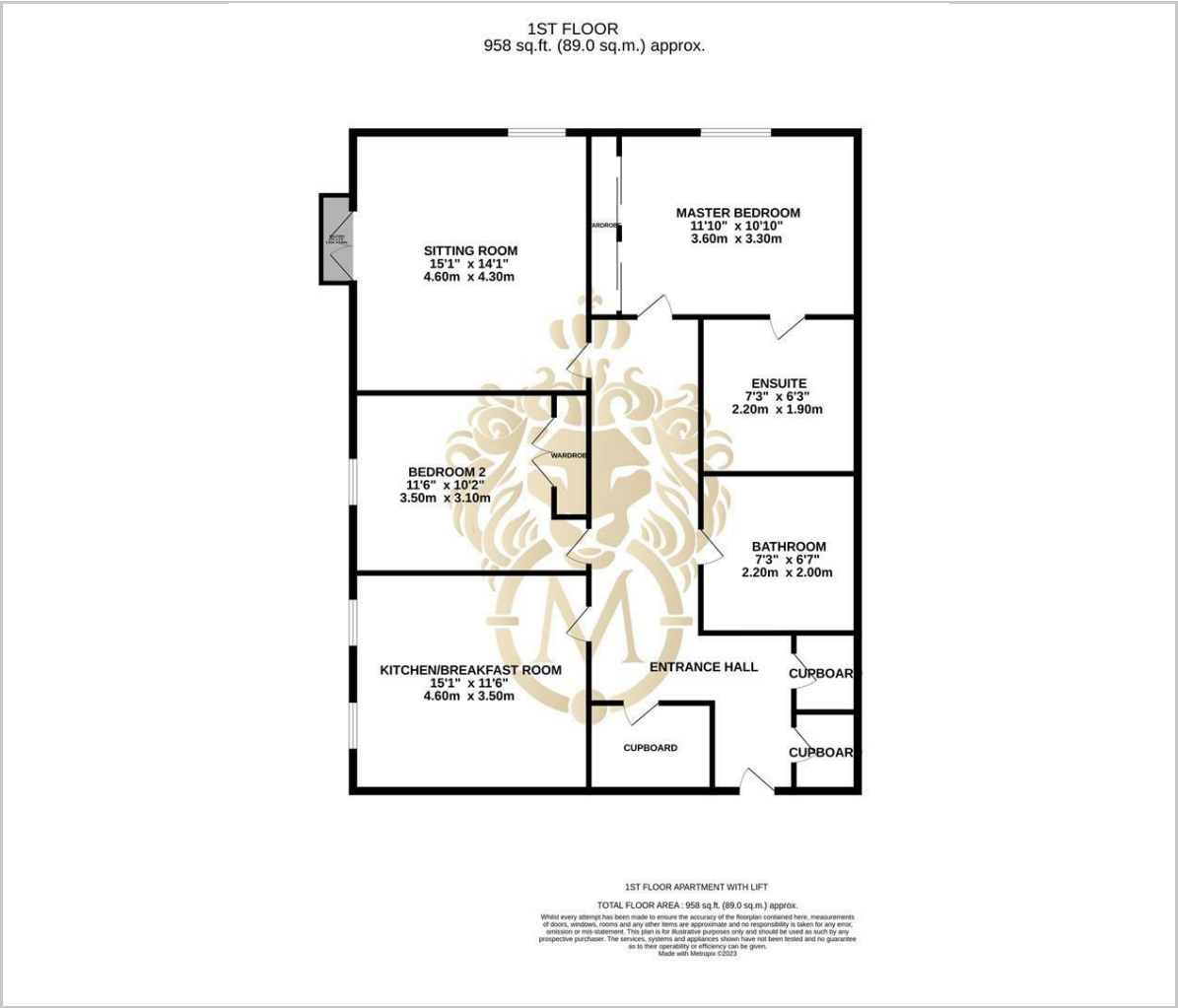
Home Report by DM Hall £235,000

Energy Performance Rating - B

South Ayrshire Council



Floor Plan

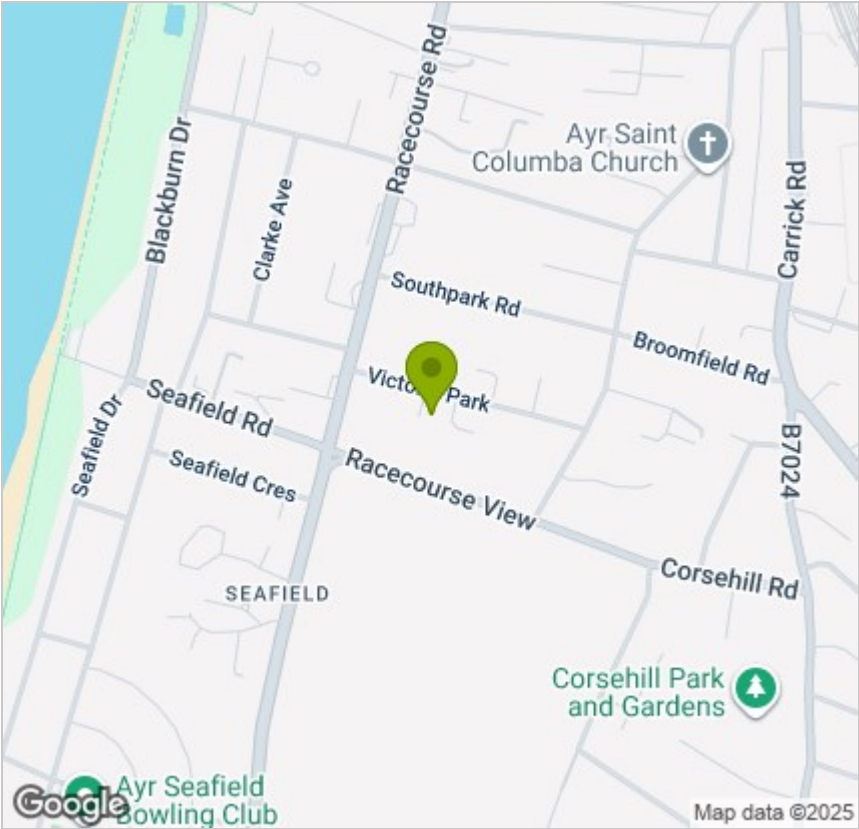


Viewing

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.

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Area Map



Energy Efficiency Graph

