



MONTGREENAN
PROPERTY GROUP



8e Victoria Park
Ayr, KA7 2TR

Offers in excess of £225,000



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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.

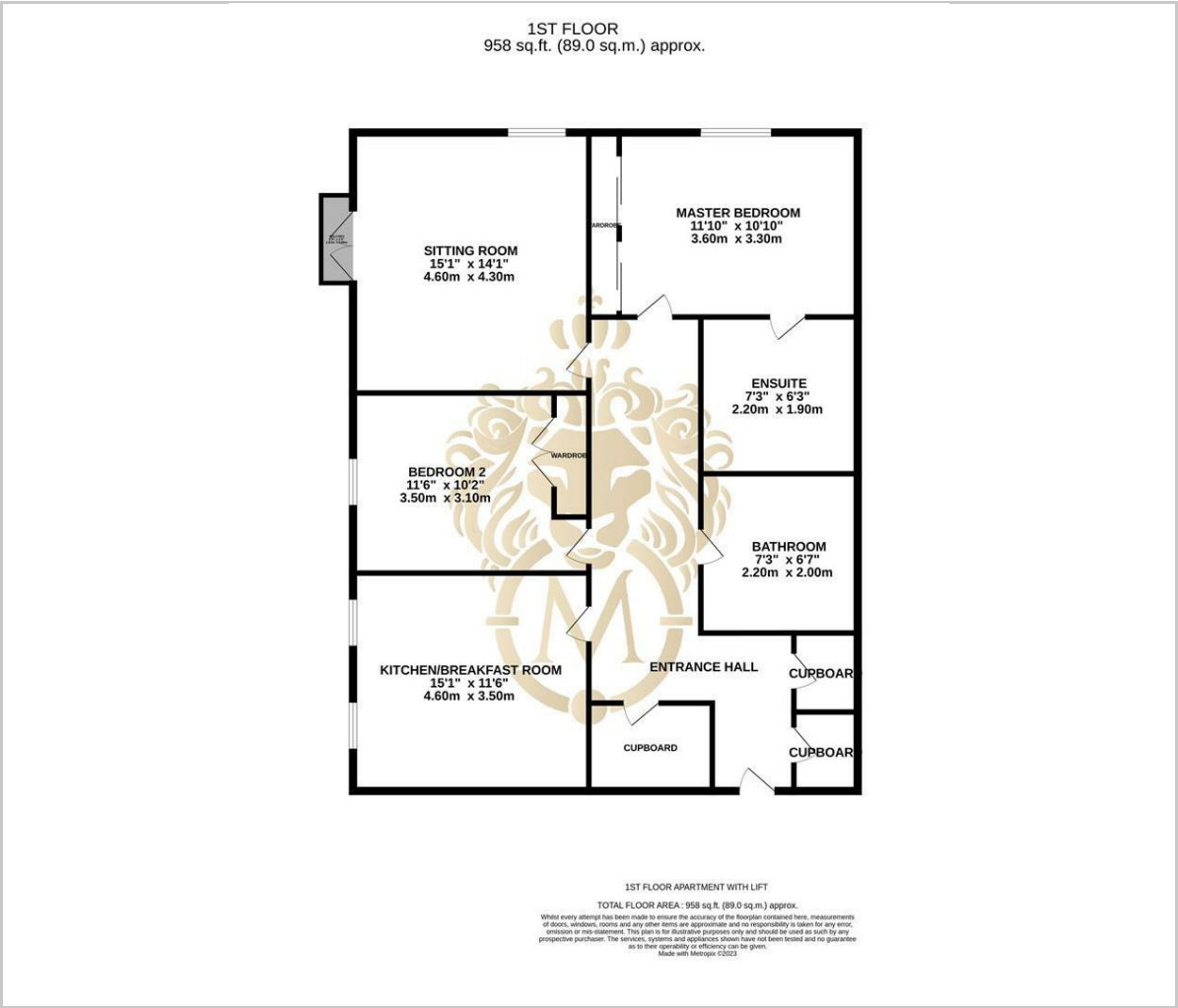
Home Report by DM Hall £235,000

Energy Performance Rating - B

South Ayrshire Council



Floor Plan

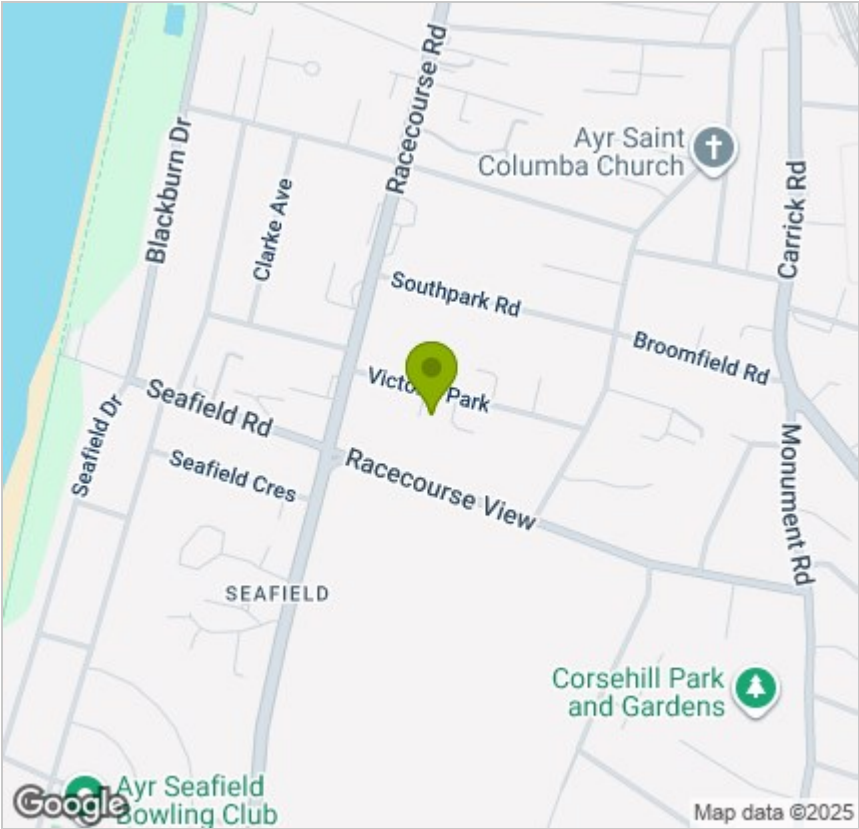


Viewing

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.

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

