

property details **approval form**

Flat A, 4 Charlotte Street, Ayr, Ayrshire, Scotland, KA7 1DZ

Date: 13 June 2024

Property Ref and Version: AYR105768 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £49,000

Tenure: Freehold

>> **key features**

- > Ground Floor Flat
- > One Bedroom
- > Open Plan Living Area
- > Three Piece Bathroom
- > Town Centre Location
- > On Street Parking
- > Secure Entry System
- > EPC Rating: F

>> **short description**

Conveniently positioned within Ayr town centre, this delightful ground-floor flat is ideal for first-time buyers or as a potential investment opportunity.

>> **long description**

Conveniently positioned within Ayr town centre, this delightful ground-floor flat is ideal for first-time buyers or as a potential investment opportunity.

Positioned within a well-maintained close, the property is presented with the accommodation comprising: welcoming entrance hallway, bright and airy lounge with open-plan dining kitchen area, one spacious double bedroom and three piece bathroom suite.

This excellent flat also has a communal garden space and secure entry system.

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The Home Report valuation on this property is 65,000.00. Details of the Home Report can be accessed at:-
<http://www.packdetails.com/notify.htm?sr=hp753584c=KA7 1DZ>

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale

>> **directions**

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>> **room description**

Lounge/Dining

22' 3" Maximum x 15' 2" Maximum (6.78m Maximum x 4.62m Maximum)

Bedroom 1

14' 2" Maximum x 10' Maximum (4.32m Maximum x 3.05m Maximum)

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>> **room description**

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>> **property images**



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>> **floor plan**

>> **approval**

	Signature	Date
Caitlin Quinn		
Heather Mckinnon Aberdein Considine		

Your Allen & Harris office: 18 Parkhouse Street, AYR, Ayrshire, KA7 2HH

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