



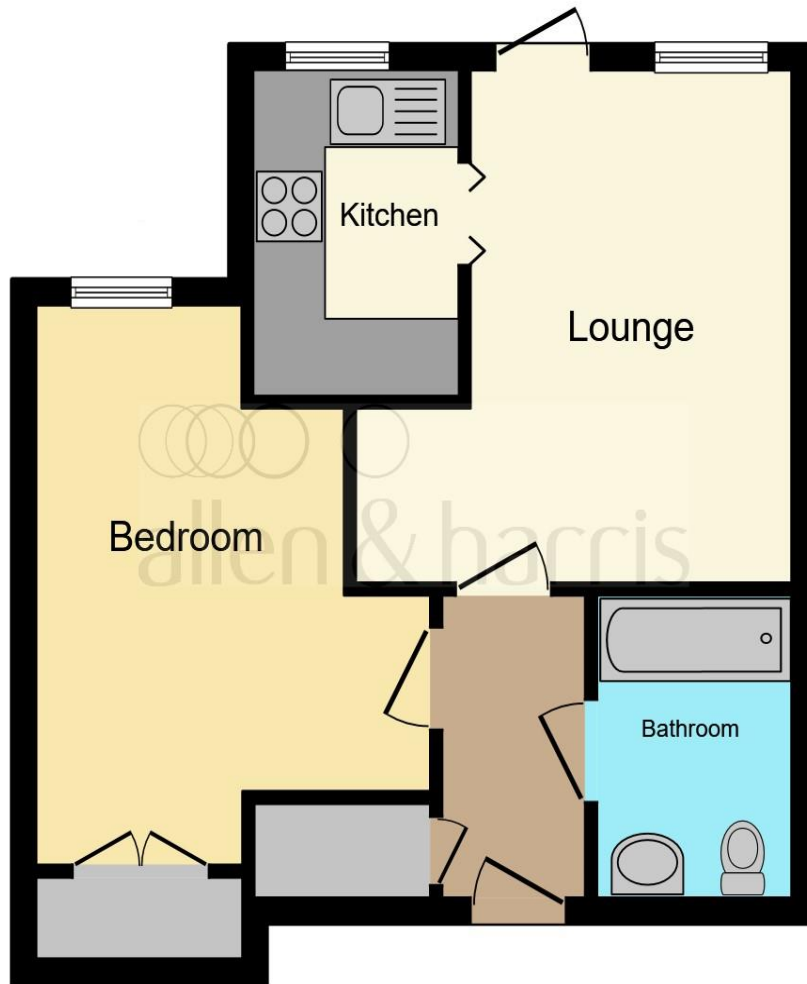
Kyle Court Smith Street, Ayr KA7 3AW

welcome to

Kyle Court Smith Street, Ayr

Centrally situated within the popular development of Kyle Court, this ground floor flat will certainly appeal to those buyers looking for an attractive retirement property close to all amenities. Reception, lounge, kitchen, bedroom, bathroom, recreation room, communal parking.





Lounge

13' 10" plus recess x 9' (4.22m plus recess x 2.74m)

Kitchen

8' 7" plus recess x 5' 7" (2.62m plus recess x 1.70m)

Bedroom

14' 6" plus recess x 8' 8" (4.42m plus recess x 2.64m)

Bathroom

6' 7" plus recess. x 5' 4" (2.01m plus recess. x 1.63m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Kyle Court Smith Street, Ayr

- Central Location
- Popular Retirement Complex
- One Bedroom
- Communal Parking
- Security Entry

Tenure: Freehold EPC Rating: C

offers over

£60,000

Within the ever popular Kyle Court, this ground floor flat enjoys a central location within the town and will appeal to those prospective buyers now searching for a quality property within a well maintained retirement complex. It is particularly well placed for all the amenities and facilities of Ayr including its shops, cafes and restaurants as well its renowned beach and esplanade. Public transport is also close by as it close to the train station and numerous bus routes. The development has communal parking and well maintained gardens with warden on hand and a recreation room for all residents. Reception, lounge, kitchen, double sized bedroom(mirrored wardrobes) and bathroom (electric shower). electric heating. Security entry.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/AYR105966



Property Ref:
AYR105966 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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