



Macadam Place, Ayr KA8 0AW

welcome to

Macadam Place, Ayr

Introducing this two bedroom first floor flat which is ideally situated close to the centre of the popular seaside town of Ayr. Offering, two spacious bedrooms, fitted kitchen, shower room, living room and storage unit. DG GCH

Attention all investors! Excellent opportunity to add to or to kick off your portfolio. The property is located close by to the town centre providing a variety of amenities and has easy access to the West of Scotland University.

In Summary, the property comprises secured entry with communal stairs leading to the flat which is on the first floor right hand side. On entry, the welcoming reception hallway provides superb storage and access to all accommodation including both generously sized bedrooms, spacious lounge, fitted kitchen featuring, integrated electric oven, gas hob with fan hood, freestanding fridge, freezer and washing machine, as well as a variety of both base and wall mounted units, including pantry. The bathroom includes pedestal wash hand basin, low flush w/c and panelled bath. The shower room features walk in mains shower with spa head and splash back tiling, vanity unit wash hand basin and low flush w/c.

This property is perfect for first time buyers looking to step on to the property ladder or great addition to an investors portfolio. We highly recommend a viewing.

Lounge

16' 4" x 11' 9" (4.98m x 3.58m)

Kitchen

9' 11" x 7' 10" (3.02m x 2.39m)

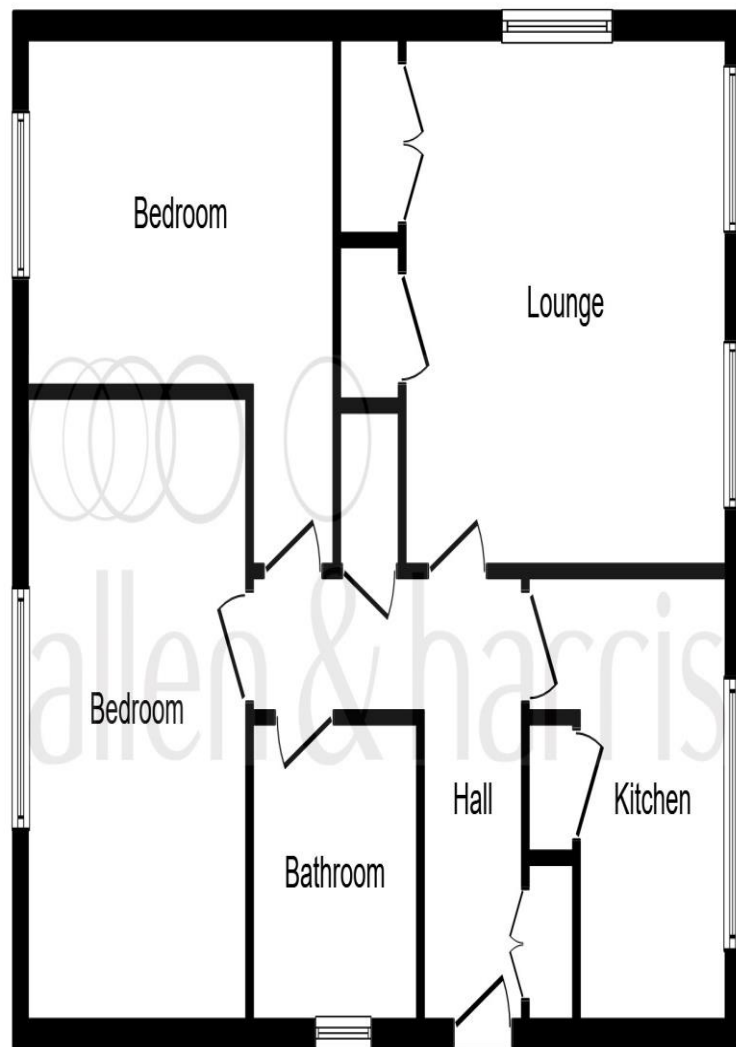
Bedroom 1

13' 5" x 9' (4.09m x 2.74m)

Bedroom 2

12' 11" x 8' 4" (3.94m x 2.54m)

Shower Room



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com



welcome to

Macadam Place, Ayr

- Two Bedroom First Floor Flat
- Modern Fitted Kitchen
- Spacious Accommodation
- Close To Town Centre & West Of Scotland University
-

Tenure: Freehold EPC Rating: C

offers over

£35,000



view this property online allenandharris.co.uk/Property/AYR104285

see all our properties on zoopla.co.uk | rightmove.co.uk | allenandharris.co.uk



Property Ref:
AYR104285 - 0003

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.


allen & harris



01292 267248



Ayr@allenandharris.co.uk



18 Parkhouse Street, AYR, Scotland, KA7 2HH



allenandharris.co.uk