



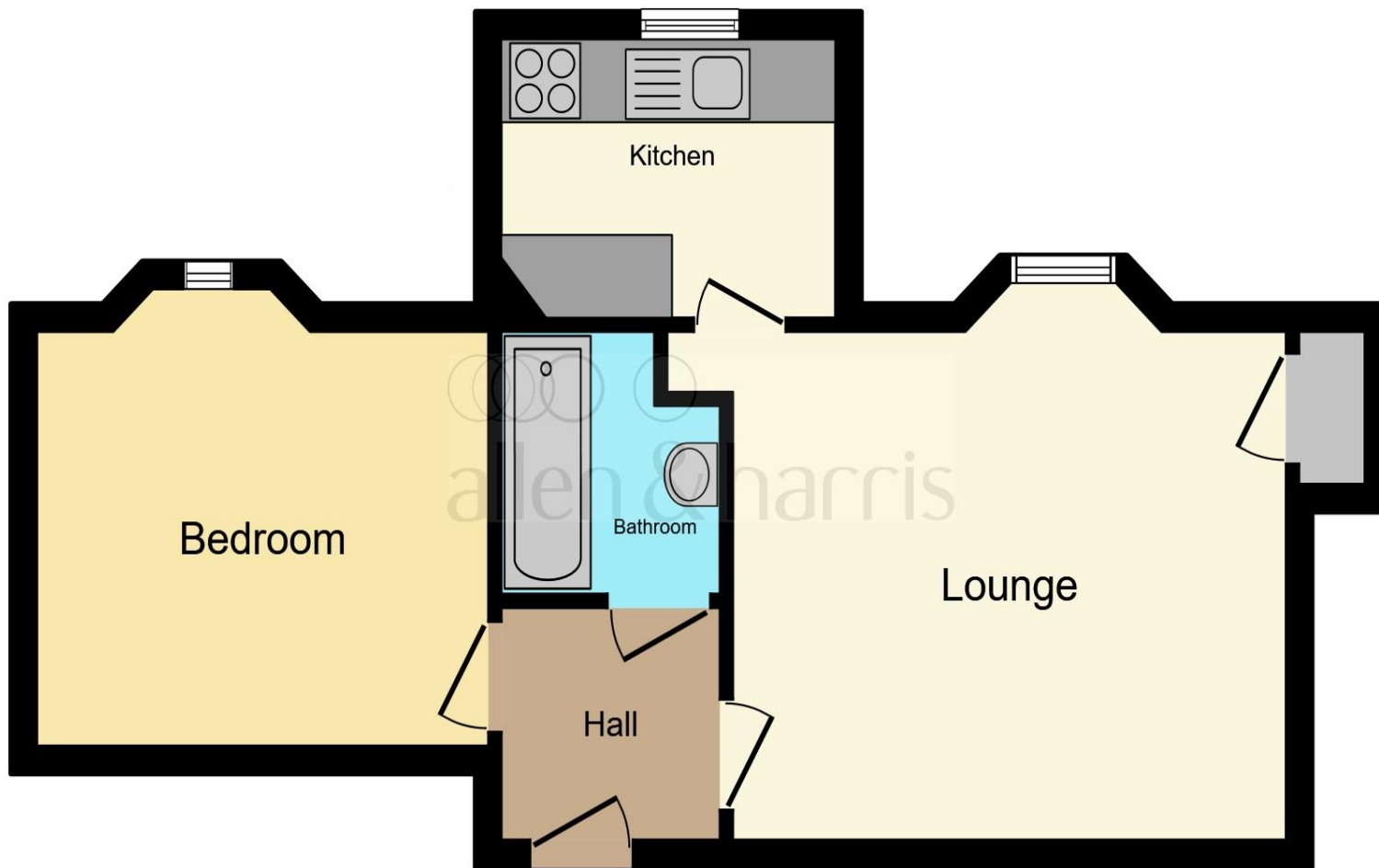
Dalblair Road, Ayr KA7 1UF

welcome to

Dalblair Road, AYR

Ideal first time buy! This very well appointed upper flat enjoys a town centre location close to all amenities and transport. Refurbished by the present owner, the home is in walk-in order. Reception, lounge, fitted kitchen(gas hob, oven and hood), double sized bedroom, bathroom, gas ch, d/glazing





Reception Hallway

6' 5" x 5' 4" (1.96m x 1.63m)

Lounge

13' into window x 12' 9" (3.96m into window x 3.89m)

Kitchen

8' 7" into window x 6' 4" (2.62m into window x 1.93m)

Bedroom

11' 4" into window x 10' 5" (3.45m into window x 3.17m)

Bathroom

6' 4" x 5' 10" (1.93m x 1.78m)

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

Dalblair Road, AYR

- Town Centre Location
- Walk-In Order
- Double Bedroom
- Fitted Kitchen
- Gas Central Heating

Tenure: Freehold EPC Rating: C

offers over

£75,000

Fully refurbished by the present owner and enjoying a town centre location close to all amenities and facilities, this well presented upper flat will particularly appeal to first time buyers. The flat is within the many shops, restaurants bars and cafes that Ayr has to offer as well as its shore front and parks. The nearby train station offers commuter links to Glasgow and beyond and there are numerous bus routes to and from the town. The property has both gas central heating and double glazing as well as very attractive communal gardens. It comprises: Reception, lounge, fitted kitchen with gas hob, oven and hood, double sized bedroom and modern, tiled bathroom (with bath/shower).



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/KMK108370



Property Ref:
KMK108370 - 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



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