



Dalblair Road, Ayr KA7 1UF

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

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' x 12' 9" (3.96m x 3.89m)

Kitchen

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

Bedroom

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

Bathroom

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

view this property online allenandharris.co.uk/Property/AYR106094



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.

Property Ref:

AYR106094 - 0014

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01292 267248



Ayr@allenandharris.co.uk



18 Parkhouse Street, AYR, Ayrshire, KA7 2HH



allenandharris.co.uk