



**30 LOW ROAD**

AYR

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**2 | BEDROOMS**  
**1 | BATHROOM**  
**1 | PUBLIC ROOM**

Number 30 is a well presented two-bedroom, ground floor, cottage flat which sits in an elevated position set back from the roadside and provides bright and spacious accommodation suited to a variety of potential purchasers.

Features and benefits include a modern kitchen, a modern shower room, gas central heating, double glazing, and neutral decoration.

In summary, the accommodation extends to a reception hall with two storage cupboards, a front facing lounge, a modern kitchen, two double bedrooms and a modern shower room/wet room.

Externally, the property has front and rear gardens. The fully enclosed rear garden is an absolute delight - a perfect place to sit and enjoy spring/summer barbecues. Included in the sale will be the summer house for outdoor storage.

**Amenities**

The property is located within a popular residential address close to Heathfield Retail Park and Bannatynes Health Club and less than one mile from both Asda and Tesco supermarkets. Ayr town centre provides a comprehensive range of amenities including additional supermarket and retail shopping. There are excellent transport links including a mainline rail link to Glasgow and surrounding areas.



**Ground Floor**



**Sat Nav:**  
30 Low Road, Ayr, KA8 9SD

**AY4824**

\*All measurements and distances are approximate.  
Floorplans are for illustration purposes and may not be to scale.

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Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)