



47 FORT STREET

AYR

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c o r u m



5 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Impressive 4/5 bed apartment set over the top two levels of a large semi-detached traditional villa, many original features - high ceilings and a beautiful spiral staircase capped by a stunning multi-framed cupola.

This wonderful main door entry property retains many original features including high ceilings, original cornicing and a beautiful spiral staircase leading from the ground floor to the 1st floor landing and on to the top level, capped by a stunning multi-framed cupola.

Enjoying a central location within the beautiful seaside town of Ayr and offering accommodation extending to a large formal lounge with fireplace and living flame gas fire, a fully fitted kitchen, a spacious bathroom with over-bath shower and vanity unit, a private sun deck to the rear, 2 double bedrooms on the first floor, 2 further double bedrooms on the top floor and an additional room that would serve perfectly as a child's bedroom, nursery or office.

New double glazing was fitted throughout in 2022 and came with a 10-year guarantee. The apartment can be sold with the current furniture if required.

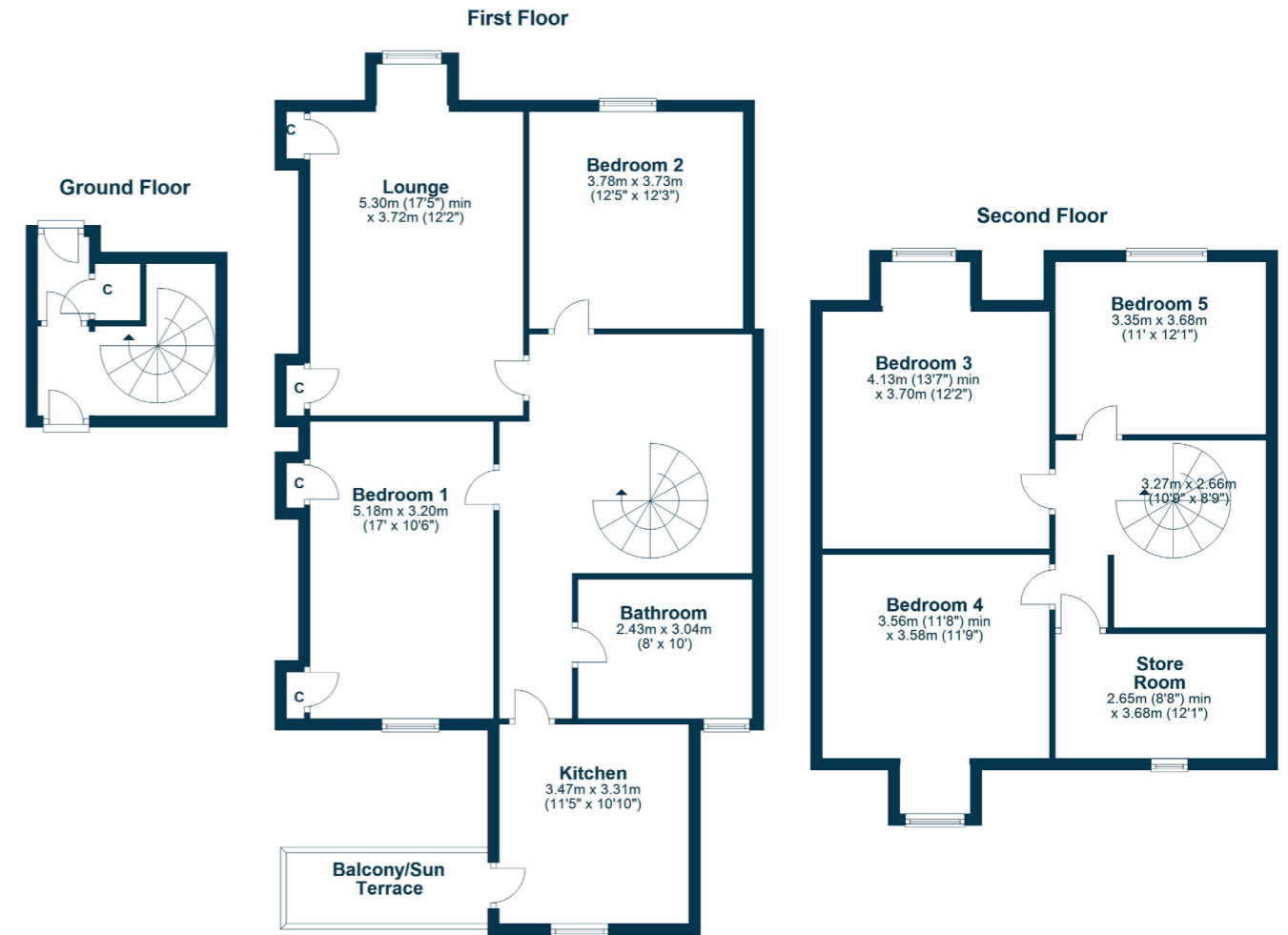
This stunning property could also easily be split into two separate apartments.

Viewing is highly recommended as this unique property offers huge potential as a fantastic private residential family home, two separate apartments and/or a superb rental opportunity, particularly as an HMO, subject to the relevant licence being acquired. Monthly rent previously attained was in excess of £1,200 per calendar month. Please note that there is plenty of voucher parking available.









The property is only a 1 minute walk from Ayr bus station, 3 minutes' walk from the beach and 5 minutes' walk from Ayr train station. The UWS (University of the West of Scotland) campus is approximately 1 mile away, Ayr Hospital is approximately 4.5 miles away and Prestwick Airport is around 10 to 15 minutes away by bus, car or train.

AY4918 | Sat Nav: 47 Fort Street, Ayr, KA7 1DH
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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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YOUR FUTURE



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