



**14A ORCHARD AVENUE**

AYR

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

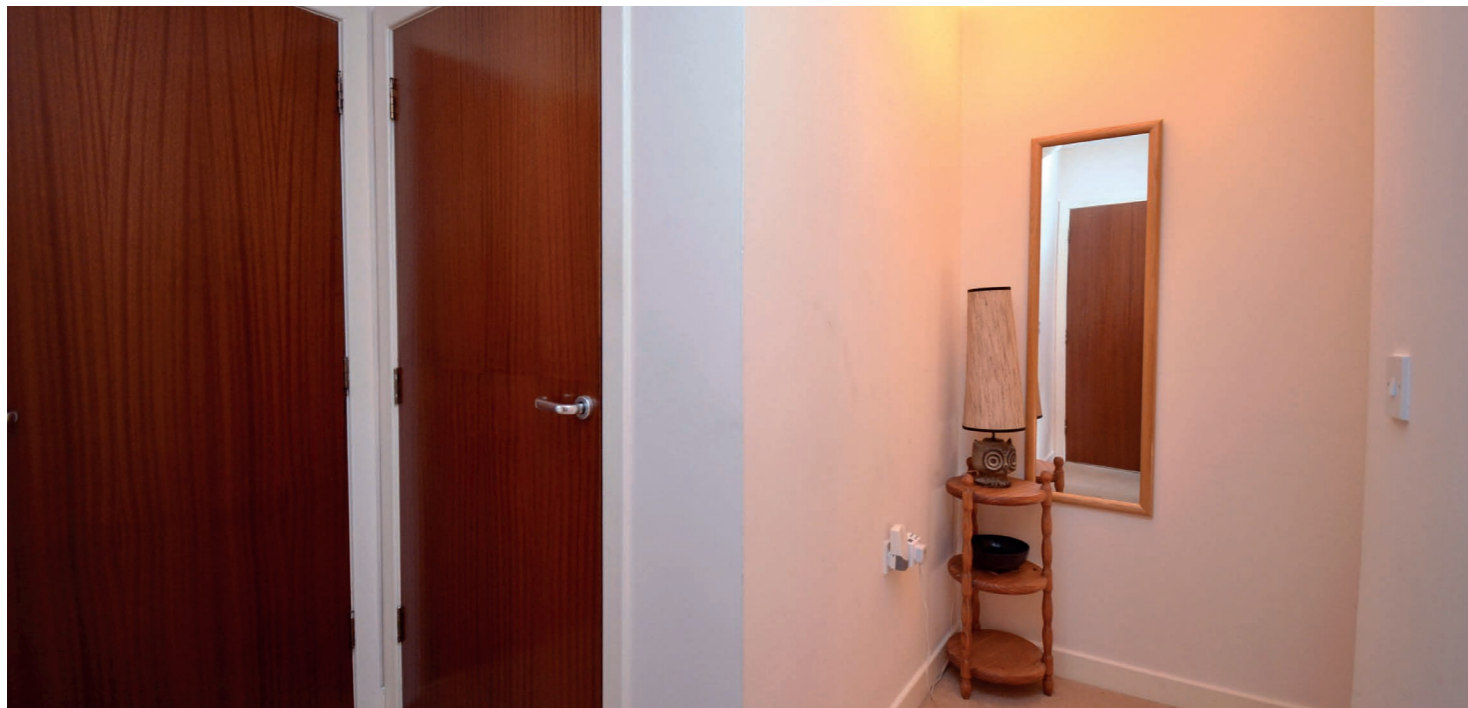
**An immaculate one bedroom modern upper flat with communal parking located a short distance from Ayr town centre.**

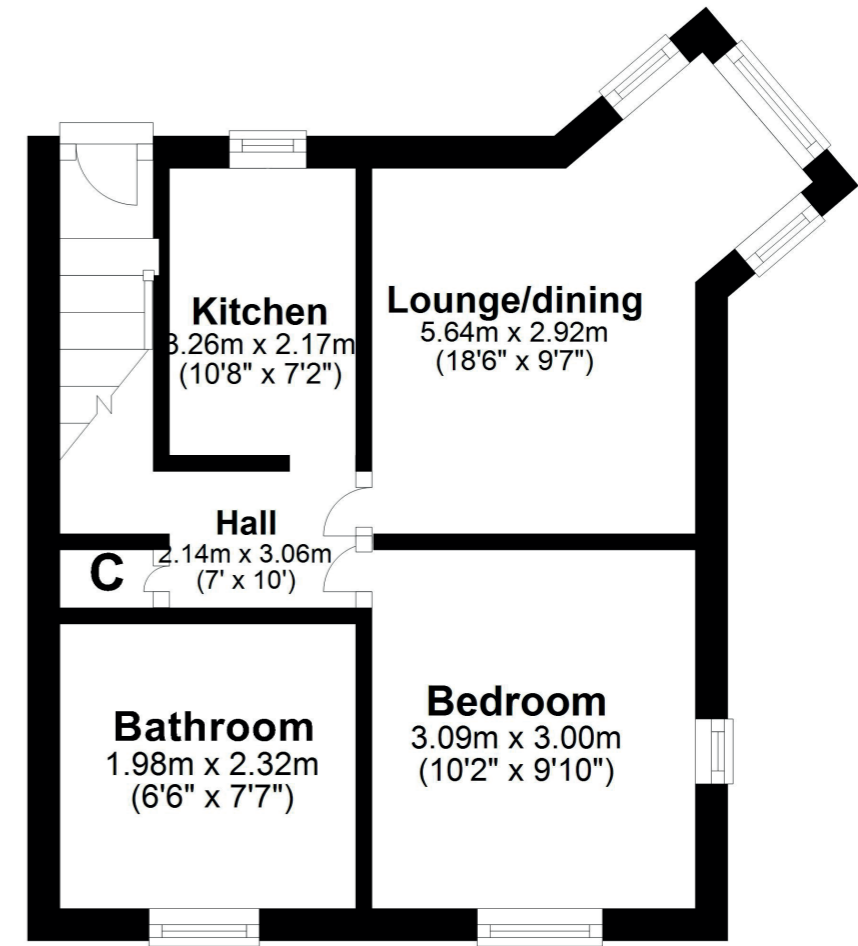
This stylish and contemporary first floor flat enjoys a quiet position just a short distance from local shops and amenities. It is in good decorative order and benefits from pleasant outlook, communal private parking and a convenient location.

It is a comfortable starter home that will appeal to first time buyers and professionals alike. It has a small garden area and private communal parking.

Internally the accommodation comprises of a lower entrance hall, upper reception hall with storage cupboard, bright lounge/dining room, modern fitted breakfast kitchen, large bathroom, double bedroom, double gazing, electric storage heating.

Outside there is a small area to the front and communal private parking area to the rear.





Orchard Avenue lies a short walk from Ayr town centre which has an excellent range of local amenities including supermarket and retail shopping, transport and recreational facilities.

**AY4965** | Sat Nav: 14 Orchard Avenue, Ayr, KA7 3EB

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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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