



# 33 FAIRFIELD PARK

AYR

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**2 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**An impressive modern first floor apartment (with lift) enjoying partial sea views across to the Isle of Arran and perfectly positioned close to the town centre and shore front.**

Number 33 occupies a preferred first floor position and provides extremely spacious and flexible accommodation comprising of four principal apartments extending to around 1300 square feet.

Although requiring a degree of general modernisation the property has been lovingly cared for and maintained by the current long standing owner of approximately 28 years and will particularly suit those clients seeking all on the level living within a safe, secure environment surrounded by well tended gardens.

Features and benefits include a good sized kitchen with fitted table, four piece bathroom, bedroom furniture in the master bedroom and fitted wardrobes in both bedrooms, westerly facing balcony off the lounge, double glazing, electric heaters, neutral decoration and extensive cupboard space. In addition there is a secure entry system, lift and refuse chute.

In summary the accommodation extends to a communal hallway with lift and stair access to all apartments, welcoming reception hallway with two piece cloaks/wc and walk in store off, lounge room with access to the balcony, dining kitchen, dining room which could be utilised as a third bedroom if required, two further double bedrooms and a four piece bathroom.

Externally there are manicured gardens with sweeping lawns and well stocked shrubbery borders. There is ample residents parking and a private lock-up garage (number 30) with automatic up and over door.





Fairfield Park is one of Ayrshire's most prestigious flatted developments due to its enviable position overlooking the Low Green with views across to the Isle of Arran. The development is surrounded by immaculate, manicured gardens and is within close proximity to Ayr town centre which provides a comprehensive range of amenities including a mainline rail link to Glasgow.

**AY4983** | Sat Nav: 33 Fairfield Park, Ayr, KA7 2AU

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



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