



**2E VICTORIA PARK**

AYR

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

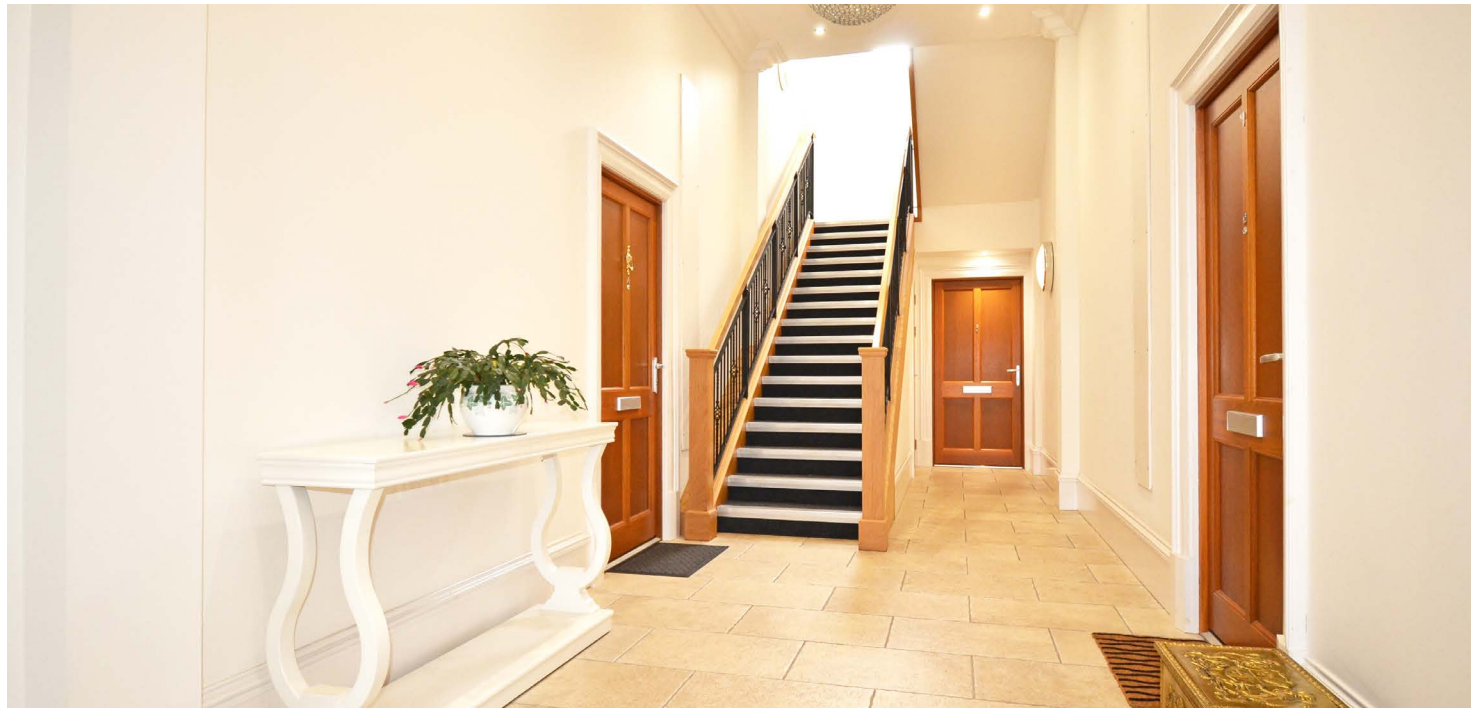
**A stunning first floor apartment luxuriously finished throughout and providing well proportioned accommodation with communal manicured gardens and private parking.**

Number 2E is superb property which enjoys a convenient position within close proximity to the seafront and the Old Racecourse. The property forms part of the Old Racecourse Hotel which was sympathetically converted circa 2015 and lies within one of Ayr's most sought after residential areas.

The property provides a stylish open plan layout and is presented in true walk-in condition with features and benefits including a modern designer kitchen with breakfast bar and integrated appliances, luxury porcelanosa sanitary ware, solid oak doors, gas central heating, high quality floor coverings, double glazing and private residents parking.

Externally there are tended communal gardens with areas laid to lawn with shrubbery borders, bin store and both residents and visitor parking. The adjacent courtyard has been hard landscaped and there is a private named parking space.









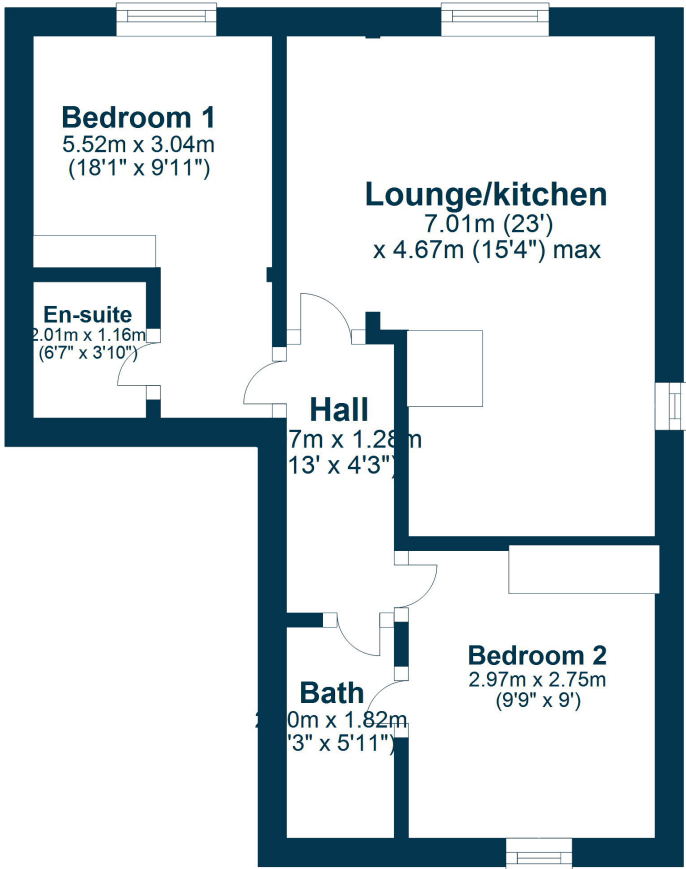








## Ground Floor



Victoria Park lies a short distance from the Old Racecourse and between the sea front and Ayr town centre. The area is home to some of Ayr's finest residential homes and conveniently placed for access to wide range of amenities and recreational pursuits.

**AY5111** | Sat Nav: 2E Victoria park, Ayr, KA7 2TR

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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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