





# 140 Dalmellington Road

Offers Over £70,000

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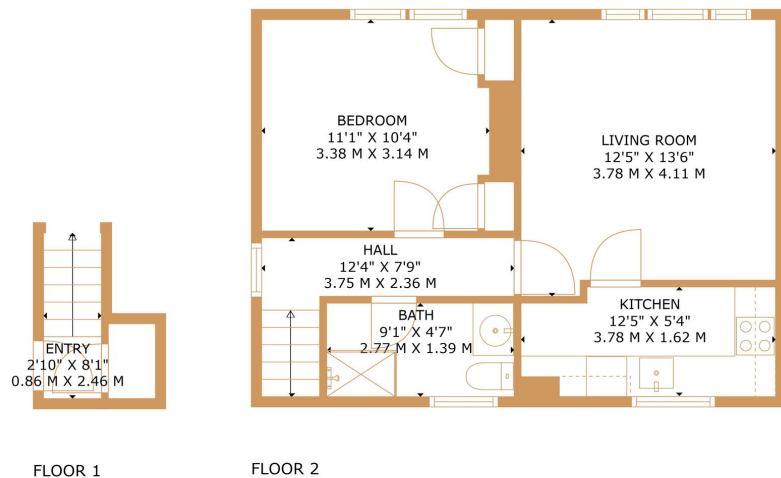
Situated in a well-connected location, we are pleased to present this walk-in condition, well-proportioned first-floor flat on Dalmellington Road. This purpose-built property benefits from both double glazing and central heating throughout, offering comfortable modern living.

The accommodation comprises a welcoming entrance hall with storage, a bright living room, fitted kitchen, good-sized bedroom with built in storage, and a shower room.

Ideally positioned for easy access to Ayr town centre, the property benefits from excellent transport links and is conveniently located near well-regarded local schools. A range of amenities including supermarkets, shops and local services are all within easy reach.

Viewings are recommended to appreciate this ideal first-time buyer or investment opportunity.

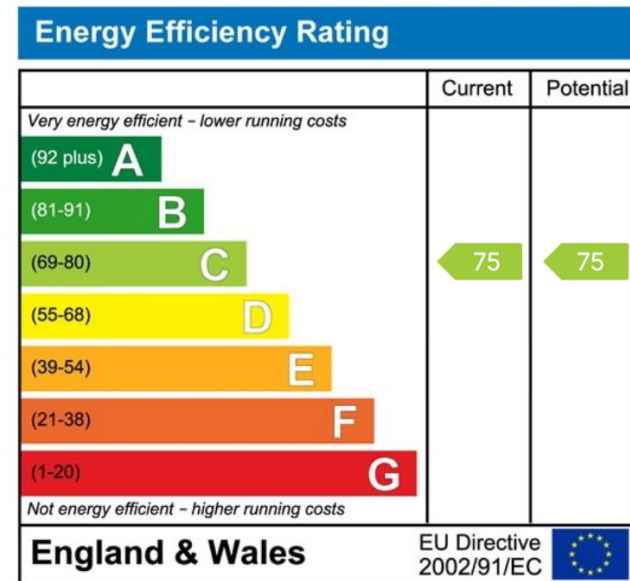




TOTAL: 494 sq. ft. 46 m<sup>2</sup>  
 BELOW GROUND: 33 sq. ft. 3 m<sup>2</sup>; FLOOR 2: 461 sq. ft. 43 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



- First Floor Flat
- Excellent Transport Links
- Rear Garden
- Council Tax Band A
- 1 Bedroom
- Sought After Location
- Walk-In Condition
- EPC Rating Band C (75)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements