



**19a Philip Square,  
Offers Over £44,995**

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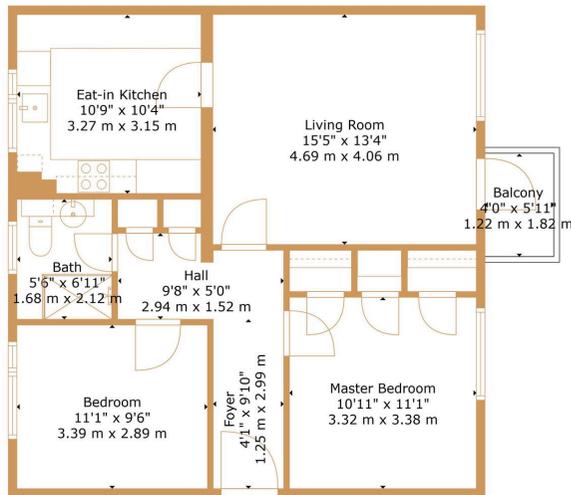


- Ground floor flat
- Spacious layout
- Town Centre location
- Modern fitted kitchen and shower room
- Council Tax Band A
- Two double bedrooms
- Close to Allison Street amenities
- Excellent transport links
- Walk-in condition
- EPC Rating C (71)

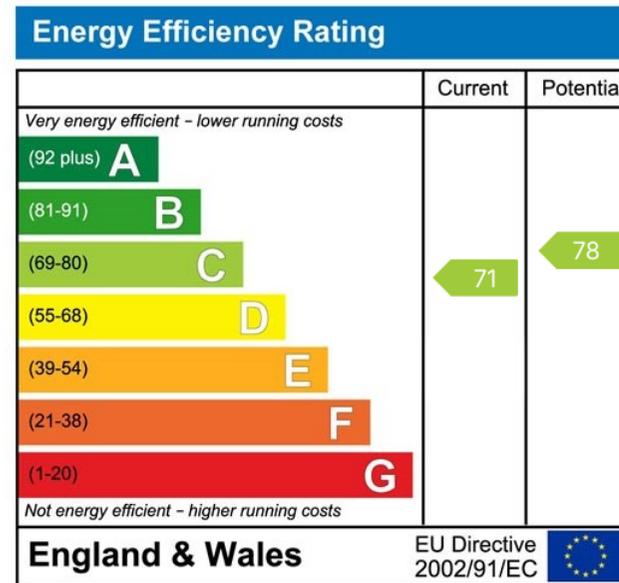


Two bedroom ground floor flat, in walk-in condition, located adjacent to the popular Allison Street Retail Park amenities, featuring a supermarket, fast food outlets and vets, within walking distance of the shore front, Ayr harbour and close to Ayr town centre.

The spacious flat comprises a secure entry door, a welcoming reception hallway, front facing bright and airy lounge with balcony, modern fitted kitchen with ample worktop and storage space, modern 3 piece shower room and two spacious double bedrooms with integrated wardrobes in the master. This property would suit a range of buyers.



TOTAL: 703 sq. ft, 65 m<sup>2</sup>  
 FLOOR 1: 703 sq. ft, 65 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 24 sq. ft, 2 m<sup>2</sup>; UNDEFINED: 35 sq. ft, 3 m<sup>2</sup>  
 Sizes And Measurements Are Approximate. Actual May Vary. © Belmont Property.



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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 and 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