

**FOR SALE**



**Gartferry Court, Racecourse Road, Ayr**  
**Offers Over £145,000**

  
**MARTIN&CO**



## Gartferry Court, Racecourse Road, Ayr

2 Bedrooms, 2 Bathroom

**Offers Over £145,000**

- Two Bedroom First Floor Apartment
- Bright & Spacious Accommodation
- Open Plan Living Room & Kitchen
- Juliet Balcony Overlooking Communal Grounds

A well presented two bedroom first floor apartment set within the popular Gartferry Court development, enjoying an excellent position close to Ayr seafront and within easy reach of the town centre. The property offers bright, spacious accommodation and would suit a range of buyers, with the added benefits of an en suite, built in storage, residents' parking and attractive communal grounds.

Internally, the accommodation opens into a welcoming entrance hall with a useful built in storage cupboard and access to all of the main apartments. The bright and spacious living room provides plenty of space for both lounge and dining furniture and features a Juliet balcony overlooking the communal grounds. The living space is open plan to the fitted kitchen, which offers a good range of wall and base units, ample worktop space and integrated appliances, creating a sociable and practical main living area.

There are two well proportioned double bedrooms, both benefiting from built in wardrobes. The principal bedroom also has its own en suite shower room. Completing the accommodation is the main bathroom, fitted with a three piece suite comprising bath, WC and wash hand basin.



Externally, Gartferry Court is surrounded by professionally maintained landscaped communal grounds, with allocated residents' parking as well as additional visitor parking.

The location is a particular attraction. Ayr beach and seafront are within easy reach, while the town centre offers a wide range of shops, cafés, restaurants and everyday amenities. Ayr Central and the wider town centre shopping area are also readily accessible. The development is also well placed for local schooling.

For commuters, Ayr railway station provides direct services towards Glasgow, while the A77 gives convenient road access north towards Prestwick, Kilmarnock and Glasgow and south through Ayrshire. Ayr also offers a wide choice of leisure facilities, with the beach, Low Green, Belleisle and Rozelle among the area's nearby outdoor attractions.

Early viewing is recommended to appreciate the accommodation, setting and convenient location on offer.

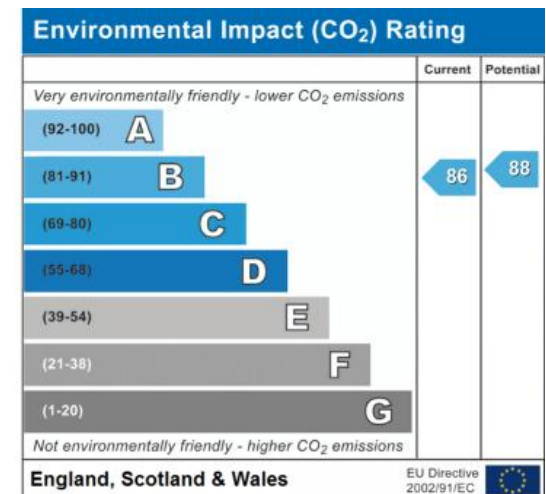
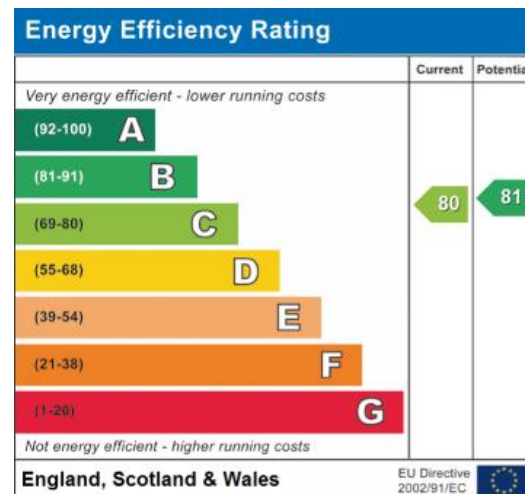
Living room: 4.5m x 4.29m  
Kitchen: 2.20m x 2.40m  
Bathroom: 1.69m x 2.40m  
Bedroom: 2.93m x 4.69m  
En suite: 1.69m x 1.45m  
Bedroom: 2.67m x 3.54m

**\*\*By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £37 + VAT £44.40 inclusive of Vat per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.\*\***

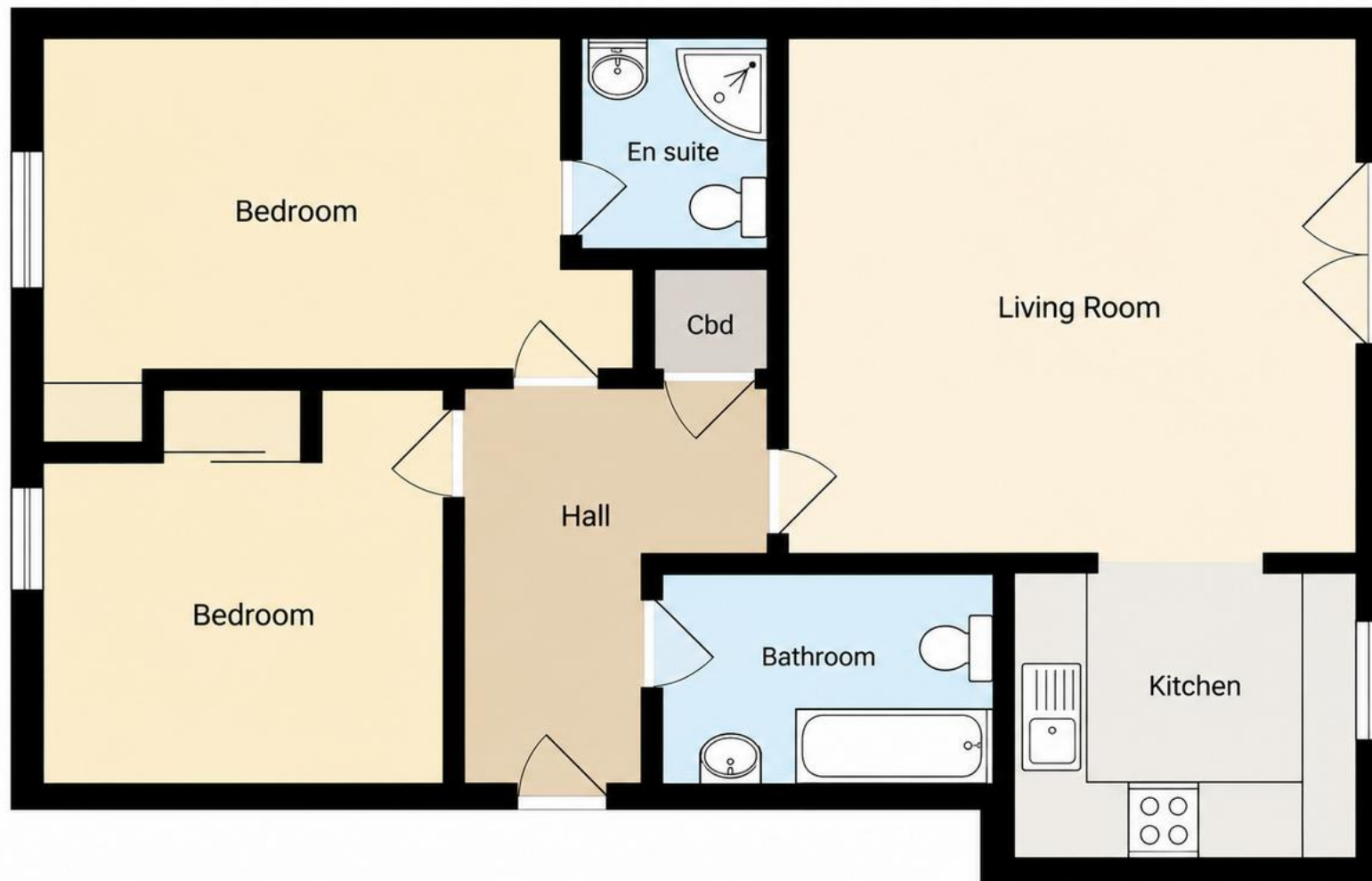


## Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Martin & Co would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Martin & Co estate agents.







## Martin & Co Ayr Office

24 Parkhouse Street • • Ayr • KA7 2HH

T: 01292 619539 • E: [ayrandkilmarnock@martinco.com](mailto:ayrandkilmarnock@martinco.com)

Letting Agent Registration No. LARN1807019

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