



MONTGREENAN
PROPERTY GROUP



2 Wellington Square
Ayr, KA7 1EN

Offers in excess of £475,000



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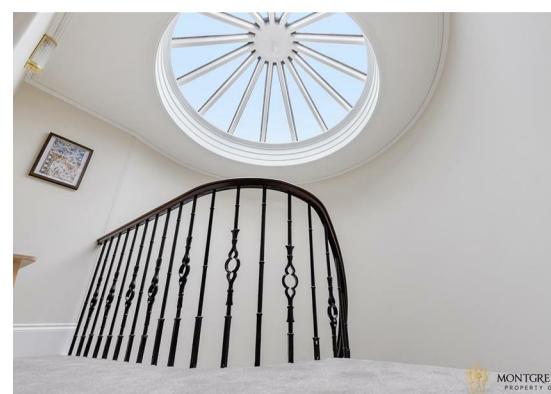
***UNEXPECTEDLY BACK ON THE MARKET 5TH NOVEMBER ***
Montgreenan Property Group are truly honoured to present Number 2 Wellington Square Ayr. An absolutely exceptional, Category B listed Victorian townhouse that has been completely refurbished from top to bottom, creating one of Ayr's finest homes in one of its most prestigious addresses.

Set over four impressive levels, this property combines timeless period elegance with sleek modern luxury, all overlooking beautiful & historic Wellington Square and just moments from Ayr Beach, offering sea views and unforgettable sunsets.

The heart of the home is a brand-new, fully fitted designer kitchen with a stylish open-plan dining and living area perfect for modern family living and entertaining. The accommodation is highly flexible, with up to six bedrooms and four bathrooms, all beautifully finished to the highest standard. Throughout, the property showcases exquisite period details, including ceiling roses, ornate cornicing, and one of the finest original spiral staircases you will ever see.

The lower ground level, currently integrated into the main house, benefits from its own separate entrance, making it ideal for conversion into a self-contained apartment, granny flat, or lucrative rental / Airbnb opportunity. This versatility enhances its appeal as both a family residence and an investment.





Externally, the home boasts private parking for 2-3 vehicles, a landscaped and decked garden designed for low maintenance, and the rare privilege of both space and privacy in the very heart of Ayr.

Number 2 Wellington Square is, quite simply, first class. A Victorian masterpiece reimagined for contemporary living, in a location that offers elegance, lifestyle, and opportunity in equal measure.

Home Report Value - £500,000

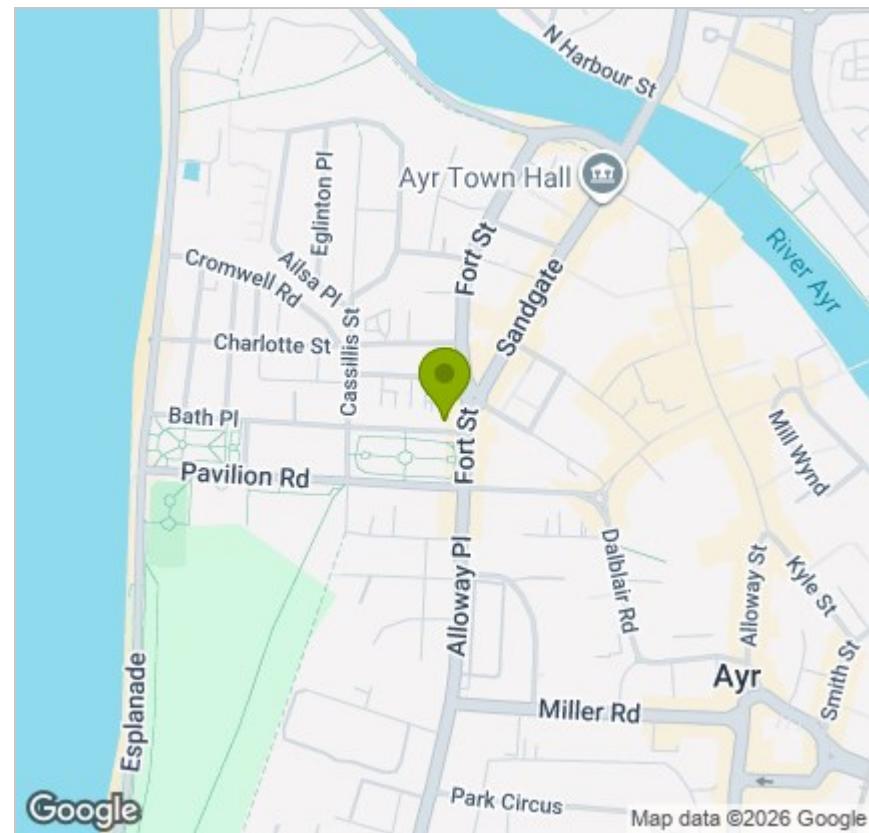
Floor Plan



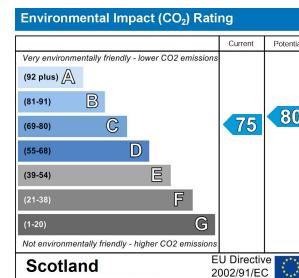
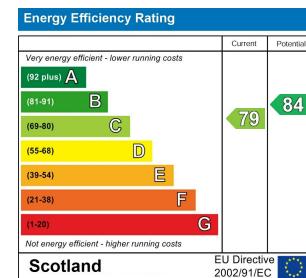
TOTAL: 3280 sq. ft, 304 m²
 FLOOR 1: 864 sq. ft, 80 m², FLOOR 2: 898 sq. ft, 83 m², FLOOR 3: 901 sq. ft, 84 m², FLOOR 4: 617 sq. ft, 57 m²
 EXCLUDED AREAS: STORAGE: 105 sq. ft, 9 m², FIREPLACE: 12 sq. ft, 1 m², LOW CEILING: 60 sq. ft, 7 m²,
 WALLS: 266 sq. ft, 26 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

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