



MONTGREENAN  
PROPERTY GROUP



Millearn Apartment 42 Racecourse Road  
Ayr, KA7 2UY

**Offers in excess of £160,000**

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## Millearn Apartment 42

Ayr, KA7 2UY Road

Montgreenan Property Group are delighted to present Number 16 Millearn Apartments, Racecourse Road, Ayr.

A beautifully proportioned first floor apartment positioned within one of Ayr's most sought after coastal locations, moments from the Old Racecourse, Belleisle & Rozelle Country Parks, Ayr beachfront and the town centre. Offering an exceptional blend of lifestyle, character and value, this elegant home enjoys partial sea views across the Firth of Clyde towards the Isle of Arran.

Rich in character and charm, the property features impressive double height ceilings, attractive period detailing and a stunning bay window within the sitting room, flooding the space with natural light while creating a wonderful focal point for relaxing or entertaining. The generous lounge is complemented by a separate fitted kitchen offering excellent storage and workspace.

There are two well proportioned double bedrooms alongside a stylish modern bathroom complete with shower over bath, creating a versatile layout suited to a range of buyers including first time purchasers, down-sizers, commuters or those seeking a stylish coastal pied-à-terre.

Externally, residents benefit from private residents' parking, a beautifully maintained leafy communal garden and an enviable setting close to Ayr's many

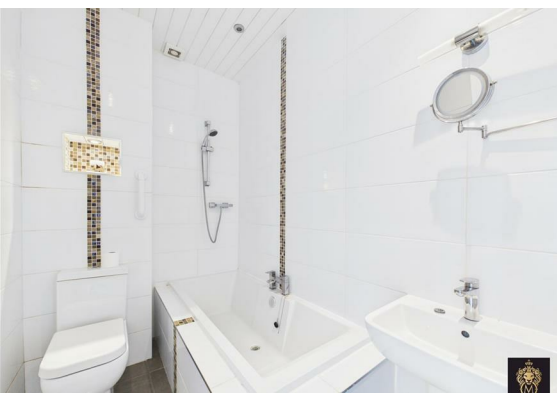




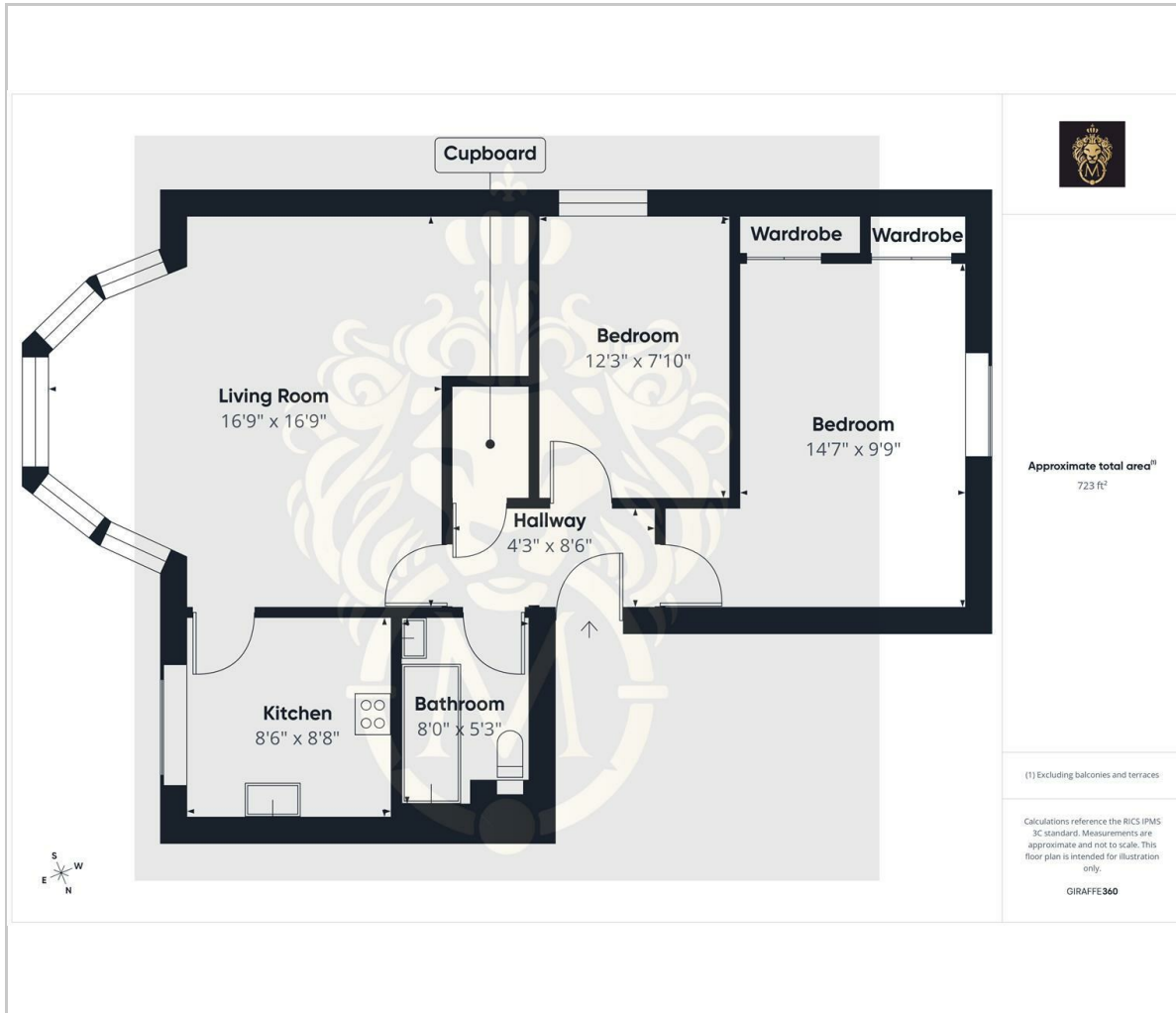
amenities. Scenic coastal walks, golf courses, cafes, restaurants and transport links are all within easy reach, making this a superb home for both everyday living and weekend escapes.

Combining timeless period features with an outstanding seaside location, Millearn represents exceptional value within the Ayr market.

Home Report Value £170,000.



## Floor Plan

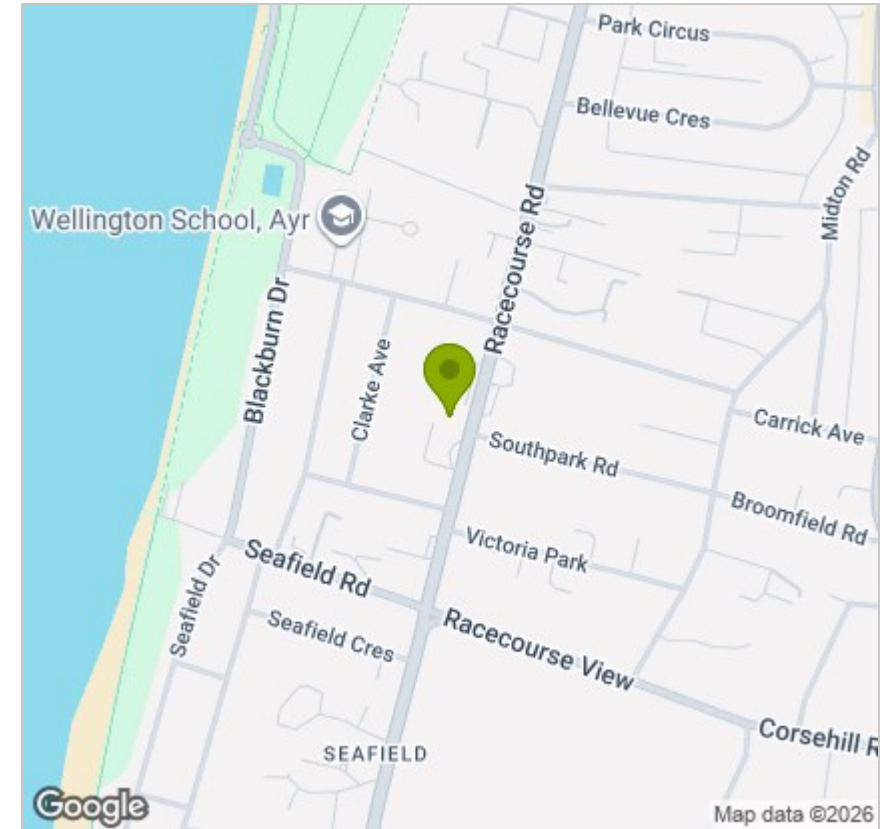


## Viewing

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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## Area Map



## Energy Efficiency Graph

