

FOR SALE



Camphill Place, Ayr
Offers Over £135,000

MARTIN & CO



Camphill Place, Ayr

3 Bedrooms, 1 Bathroom

Offers Over £135,000

- Spacious three bedroom semi detached home
- Popular residential location in Ayr
- Bright lounge with patio doors to the rear garden
- Ground floor cloakroom WC

This fantastic three bedroom semi-detached home provides an excellent opportunity for buyers seeking a property in a popular area that they can really put their own stamp on.

Internally the ground floor accommodation includes a spacious lounge, bright and airy dining area with sliding door access to the rear garden, fitted kitchen and WC. On the upper floor you will find two double bedrooms, one single bedroom and a modern family shower room.

The property further benefits from a low maintenance garden with a shed, off street parking, gas central heating and double glazing.

Camphill Place is set in a peaceful cul-de-sac well positioned for Ayr's local amenities, including supermarkets, independent shops, cafés and restaurants. Nearby parks and walking routes, including coastal paths and green spaces, offer attractive options for leisure and exercise.

The area is well served by nearby schools, supporting families at primary and secondary level. Ayr's public transport links include Ayr railway station, which offers regular services to Glasgow Central, typically in

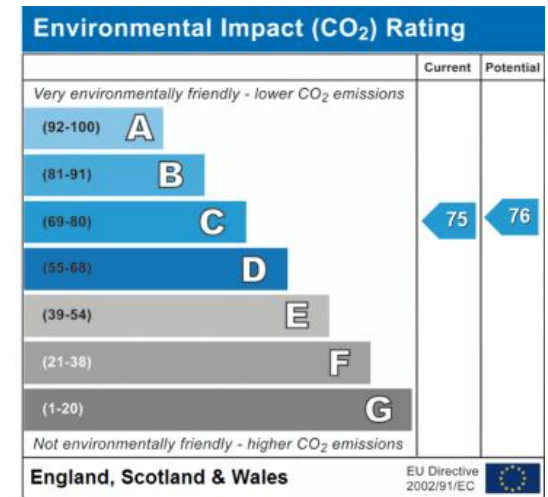
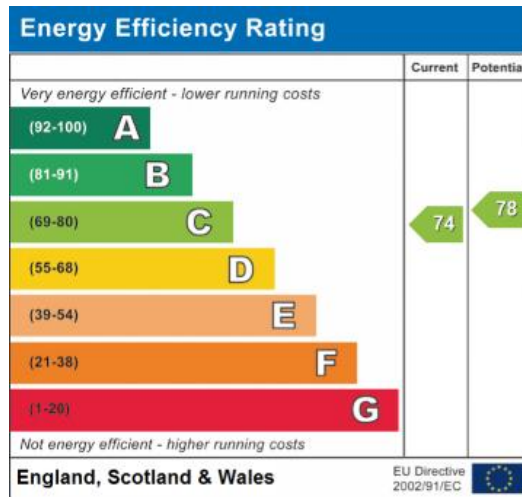


around 50–60 minutes, as well as connections to Disclaimer nearby towns across Ayrshire. Local bus services provide further routes throughout Ayr and the surrounding area.

Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £37 + VAT £44.20 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.**

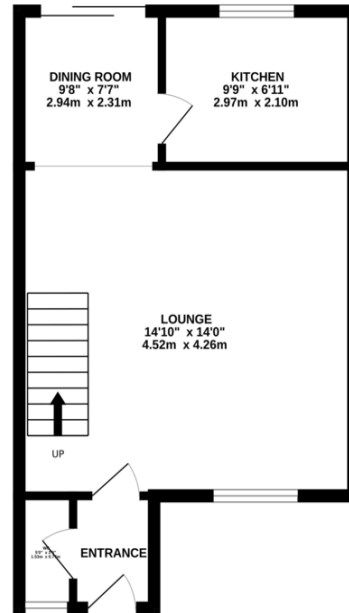
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if referred to in these particulars 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.



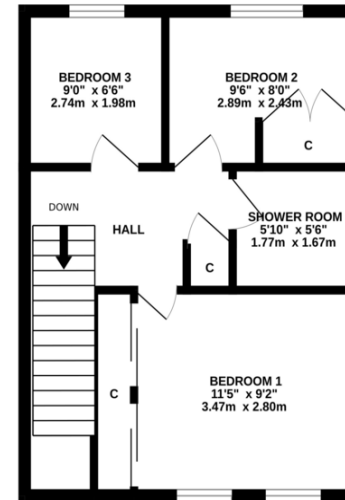




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Letting Agent Registration No. LARN1807019

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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