



MONTGREENAN  
PROPERTY GROUP



27 A Dalblair Road  
Ayr, KA7 1UF

**Offers in excess of £90,000**



## 27 A Dalblair Road

Ayr, KA7 1UF

Montgreenan Property Group are delighted to present Number 27A Dalblair Road, Ayr.

A beautifully presented first floor apartment positioned within one of the town's most convenient and amenity rich locations, moments from Ayr beachfront, the train station, cafes, restaurants, boutique shopping and the very heart of Ayr town centre.

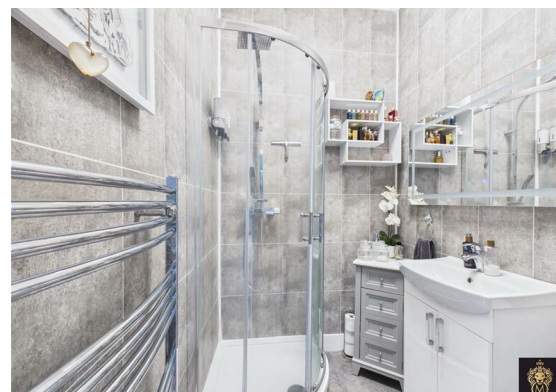
Finished to an excellent standard throughout, this elegant two bedroom home offers stylish, low maintenance living perfectly suited to first time buyers, professionals, down sizers or commuters seeking exceptional convenience within a vibrant coastal setting.

The accommodation is bright, spacious and thoughtfully designed, featuring impressive high ceilings, decorative cornicing, ceiling rose detailing and large windows which flood the interiors with natural light. The spacious sitting room provides a comfortable and beautifully presented living space ideal for both relaxing and entertaining, while the contemporary fitted kitchen offers excellent storage and practicality.

Further accommodation comprises a welcoming entrance porch, two well proportioned bedrooms and a modern shower room, creating a superbly versatile layout ready for immediate occupancy.

Externally, the property benefits from private allocated parking, an invaluable

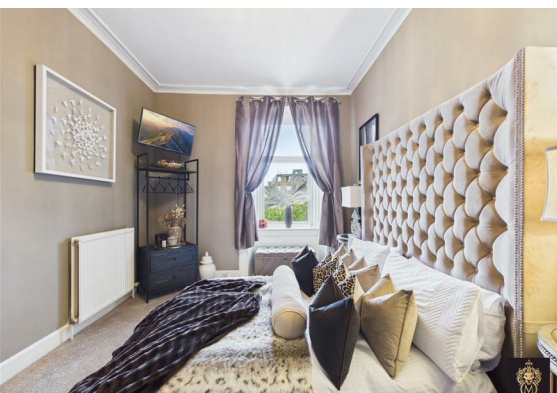




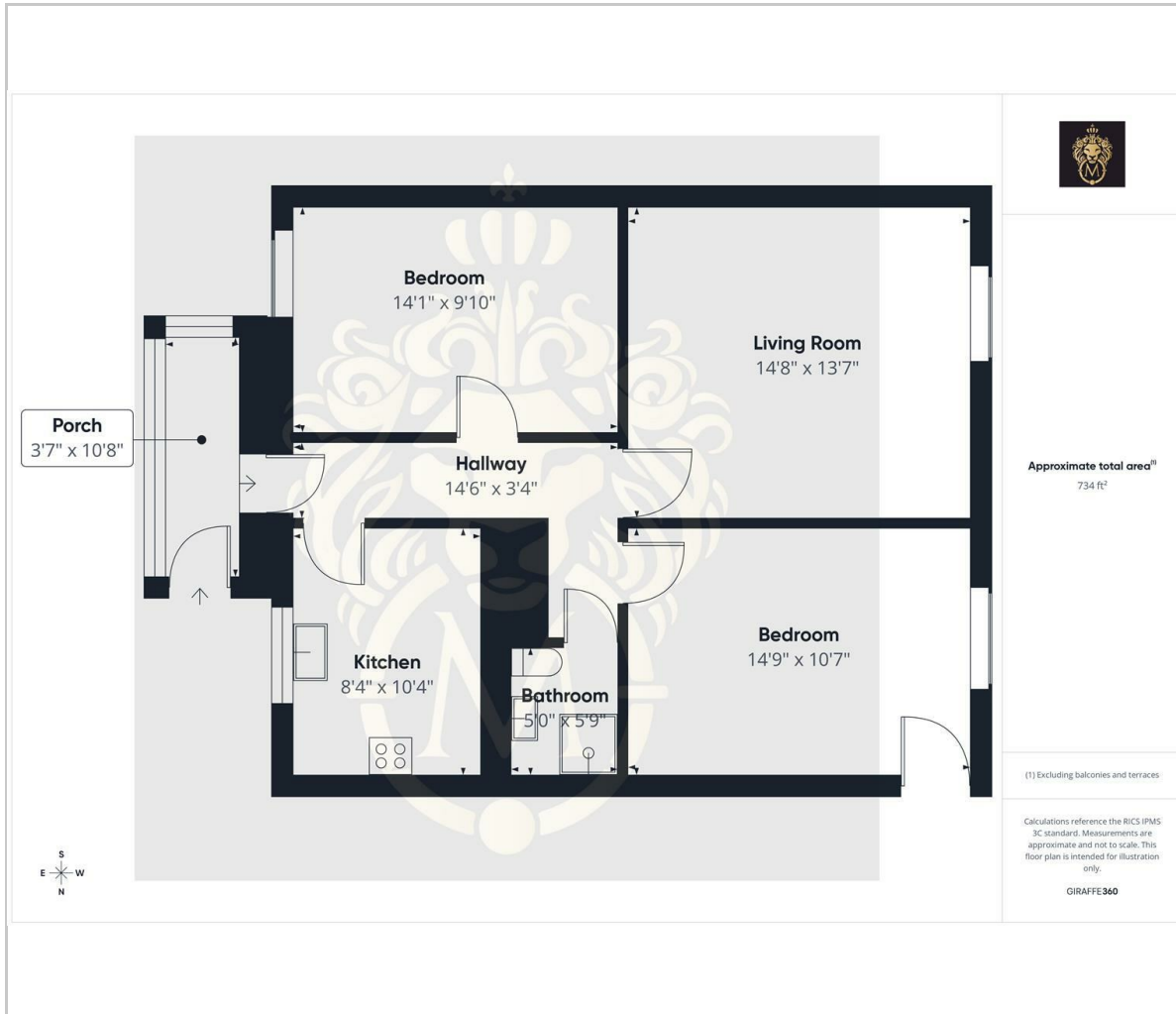
feature within this highly desirable central location.

Perfectly positioned on the cusp of Ayr town centre, this outstanding apartment offers effortless access to transport links, seaside walks, leisure facilities and everyday amenities, making it an exceptional opportunity for those seeking stylish coastal living with convenience at its core.

Home Report Value £95,000.



## Floor Plan

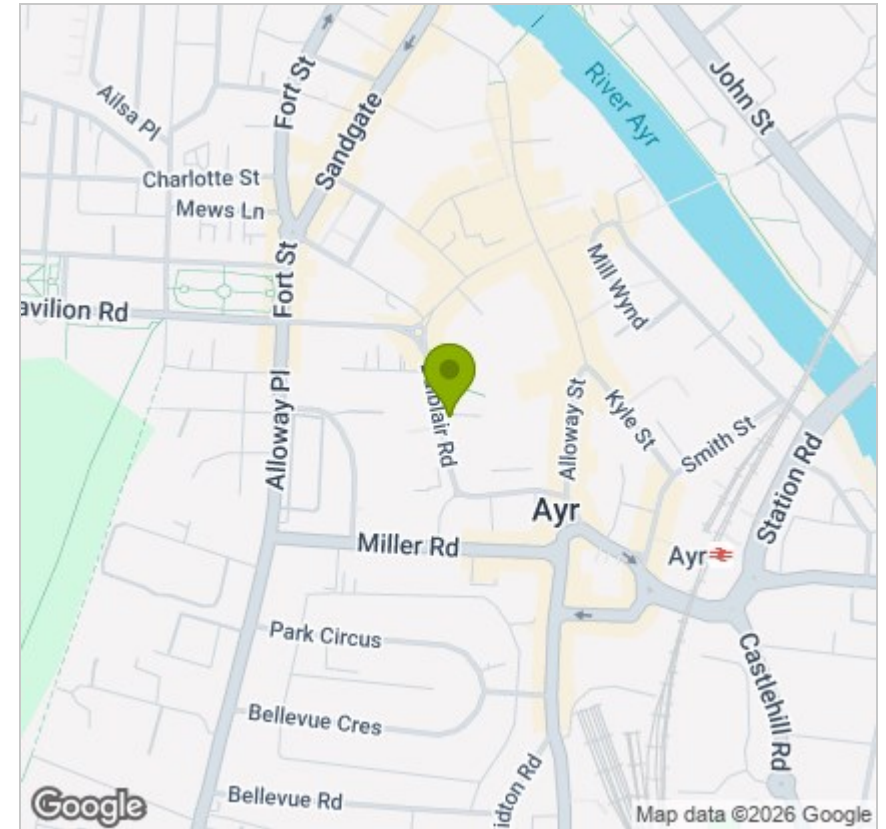


## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

