

# 1A Philip Square

ADDRESS LINE TWO



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Spacious one-bedroom ground-floor  
flat with a balcony in Ayr*





McEwan Fraser Legal is delighted to present 1A Philip Square, a well-presented one-bedroom ground-floor flat that combines generous proportions with everyday convenience. This property is an excellent opportunity for first-time buyers, young couples, or buy-to-let investors.

# THE LOUNGE



On entering, you're welcomed into a bright and spacious hallway that connects all rooms. The lounge is particularly impressive in size and benefits from an abundance of natural light. From here, a door opens onto a private balcony, creating the perfect spot to relax. The kitchen is arranged in a practical L-shaped layout, providing good storage and ample workspace, with room for freestanding appliances. The boiler is housed neatly in the unit to the left of the sink.



# THE KITCHEN





The double bedroom offers excellent space and includes a built-in wardrobe, while the bathroom is fitted with a modern three-piece suite comprising a shower, basin, and WC. Fresh new carpets have recently been laid in both the lounge and bedroom, allowing any buyer to move straight in.

Externally, the property enjoys unrestricted on-street parking to the front.

## THE SHOWER ROOM



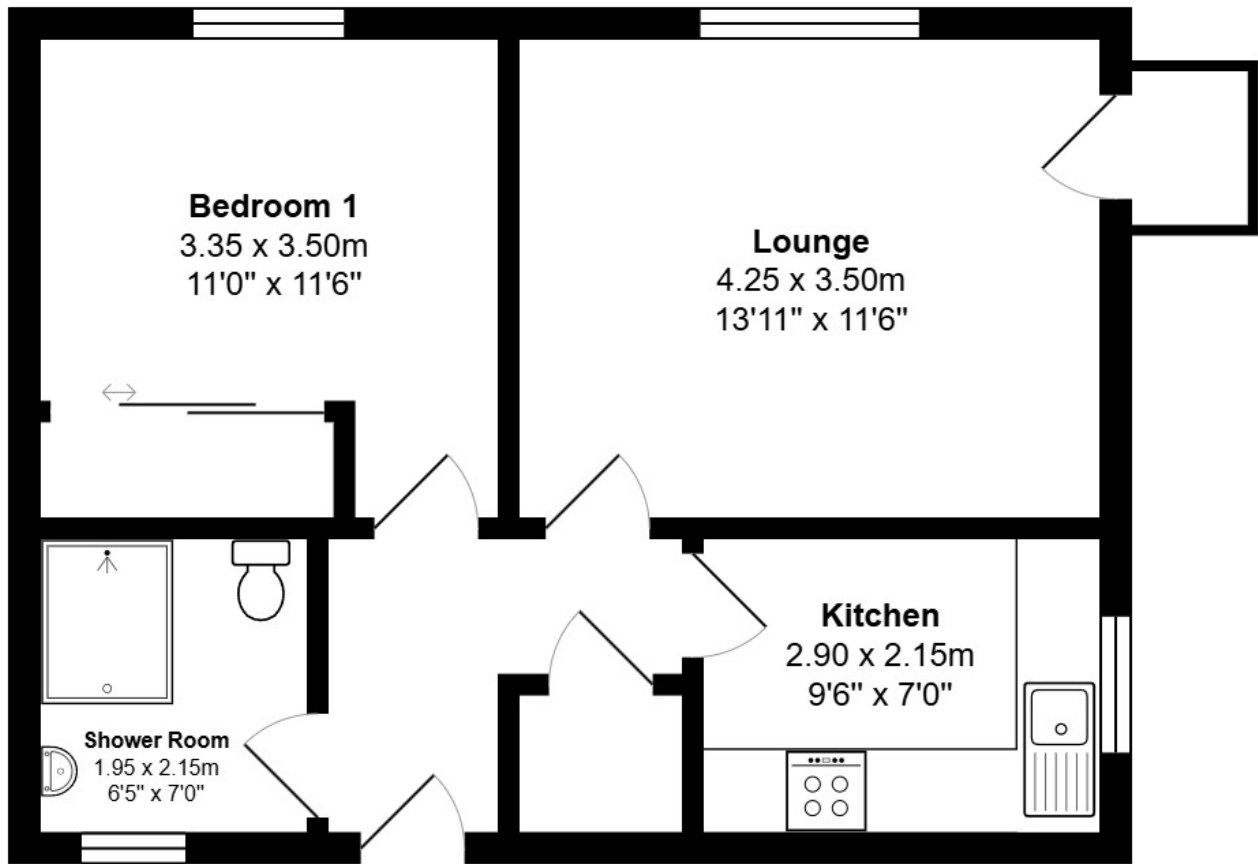


# THE BEDROOM





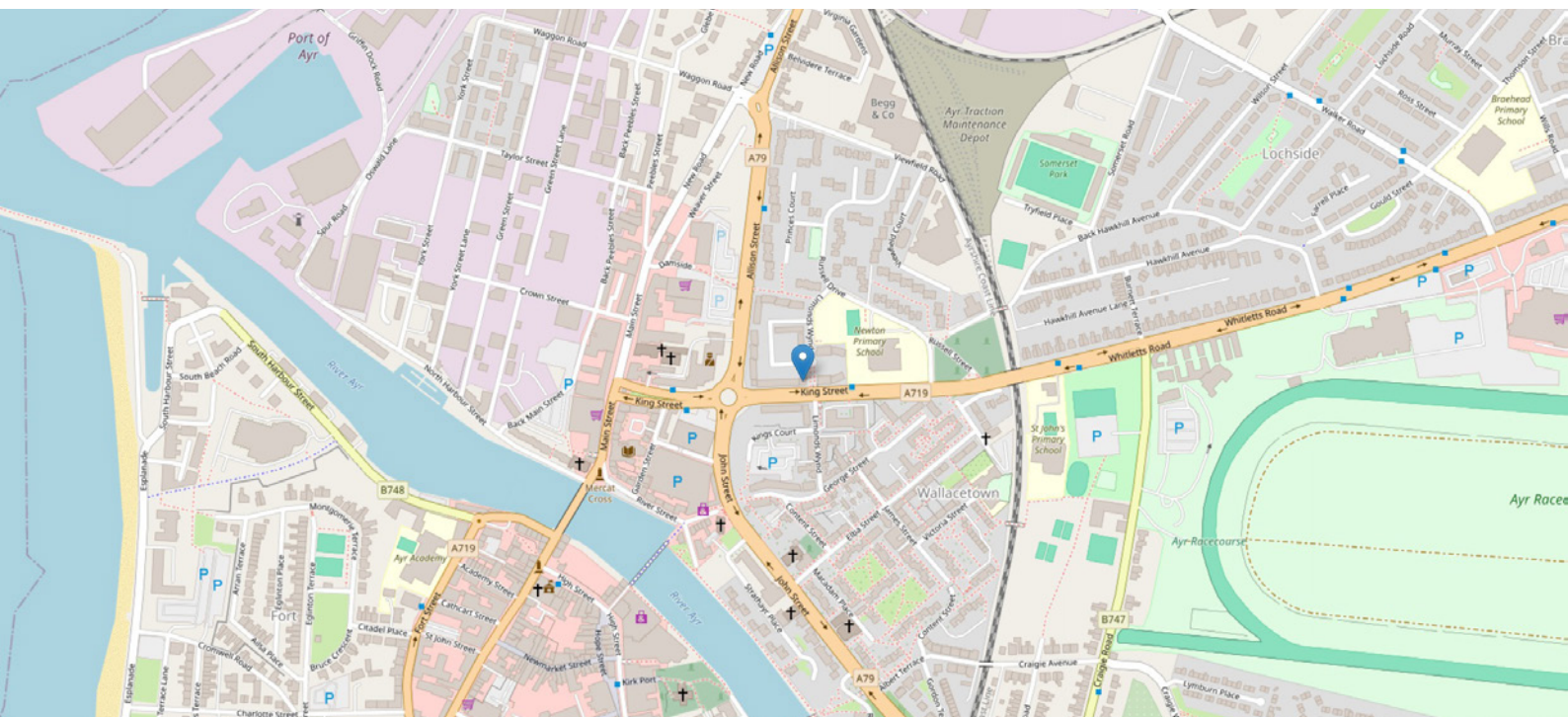
# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 44m<sup>2</sup> | EPC Rating: C

Buyer's Premium Value: £2500.00





# THE LOCATION

Philip Square is ideally positioned to benefit from Ayr's many amenities. The town centre is just a short distance away, offering supermarkets, independent shops, cafes, bars, and restaurants. Ayr's sandy beach and seafront provide an excellent outdoor escape, while Ayr Racecourse, golf courses, and local parks add to the leisure options.







The property is well-connected, with regular bus services close by and Ayr Railway Station offering direct links to Glasgow and surrounding towns. The A77 and A70 road networks provide easy access throughout Ayrshire and further afield. Local schooling, healthcare facilities, and University Hospital Ayr are also within easy reach, making this a convenient and desirable place to live.



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