

19A&C Carrick Street

AYR, SOUTH AYRSHIRE, KA7 1NS



*MODERN RETAIL UNIT WITH ONE BEDROOM FLAT
ABOVE, SET IN THE HEART OF AYR TOWN CENTRE*



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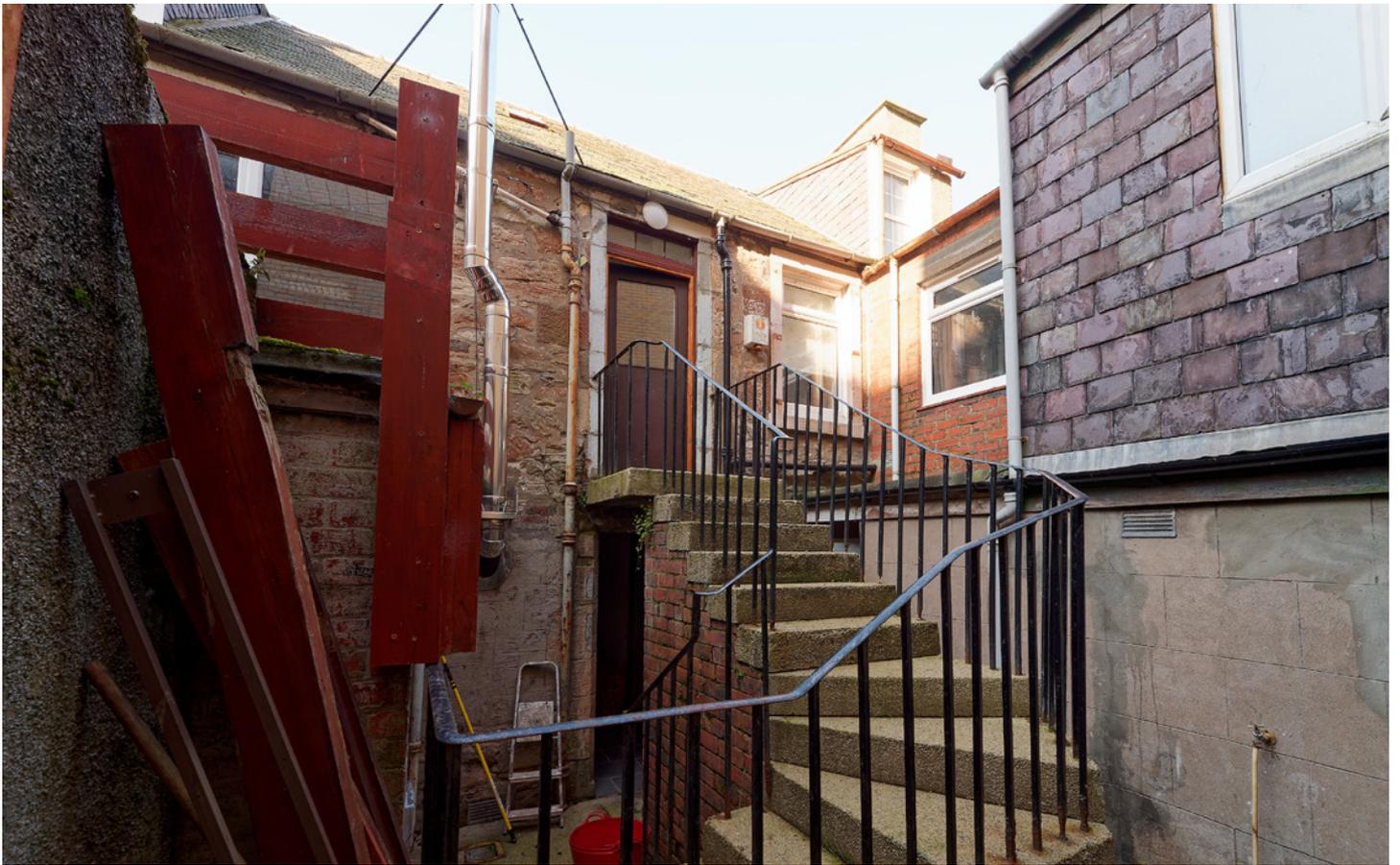


McEwan Fraser Legal is delighted to present 19A&C Carrick Street, a fully modernised mixed-use property comprising a ground-floor retail unit with a one-bedroom flat above.

The retail unit is entered directly from the street into a bright and welcoming shop floor. The space is well laid out and includes the main retail area, a WC and a useful rear store room. The unit was previously run as a gift shop and offers an excellent opportunity for a range of business uses.

To the rear of the shop floor, a door provides access to an outdoor space with a staircase leading up to the residential flat.





The flat is presented in modern condition throughout. On entry, you are welcomed into a bright and stylish lounge, finished in neutral tones and offering a comfortable living space. There is good storage available within the property, adding to its practicality.







The kitchen is contemporary in design and fitted with an integrated oven and electric induction hob. A large window allows for plenty of natural light, creating a fresh and bright environment.





The bedroom is well proportioned and continues the neutral décor, making it an ideal space to relax. The bathroom completes the accommodation and includes a shower, basin, toilet and space for a washing machine.





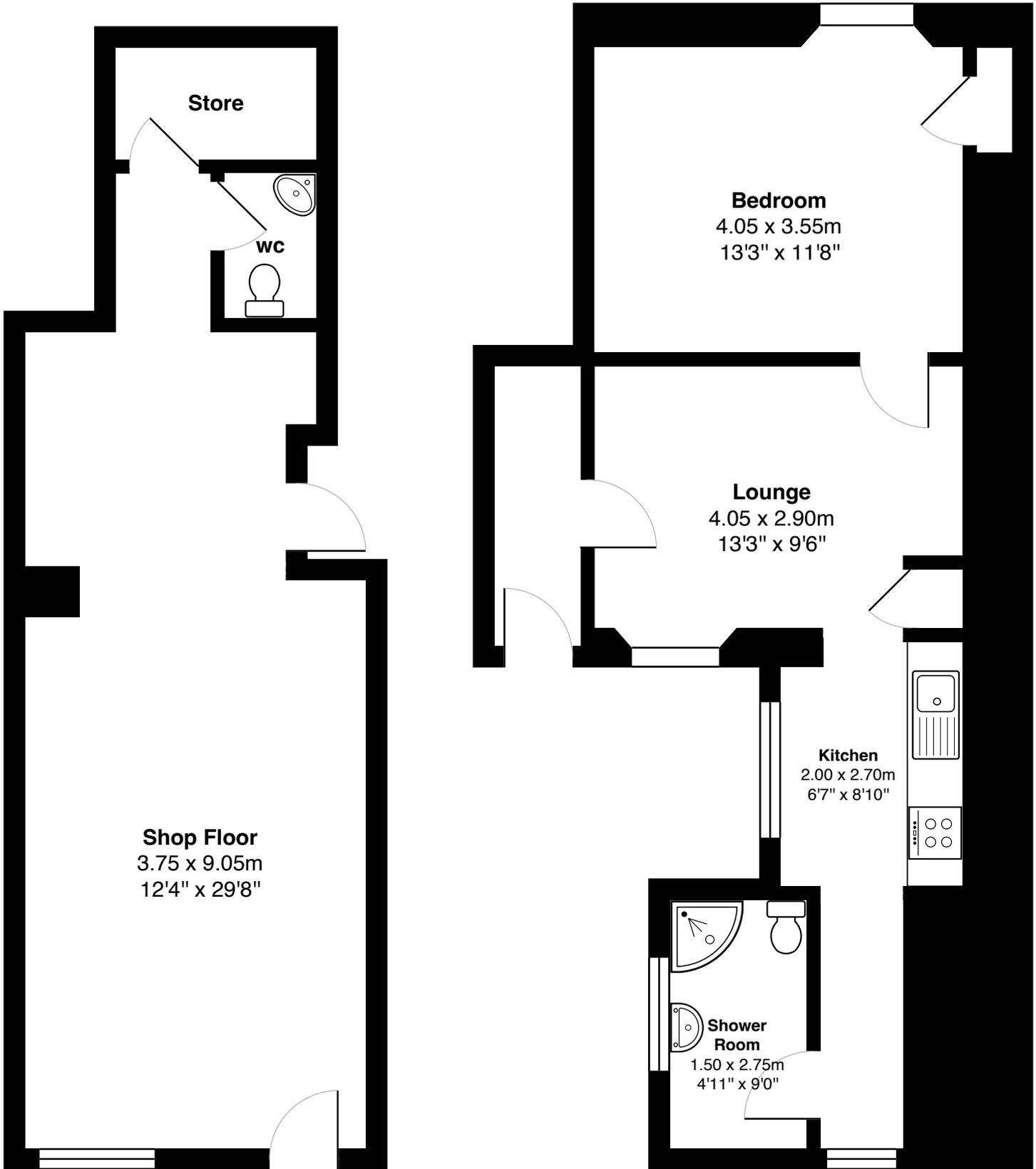
Shower Room





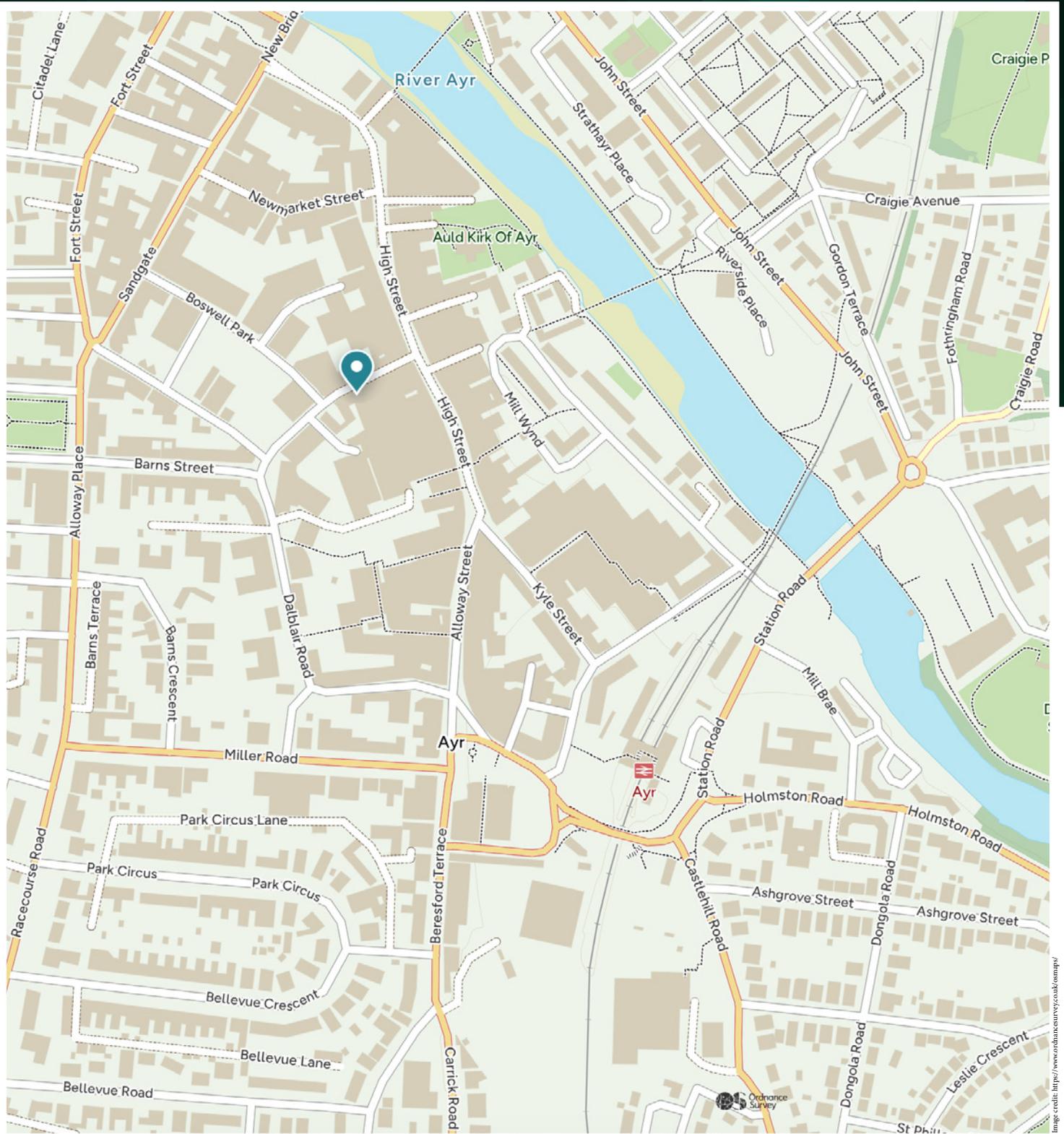
This is a fantastic opportunity for investors or business owners looking for a combined commercial and residential property in a prime town centre location.





Carrick Street is ideally positioned in the centre of Ayr, just off the main shopping area and within easy reach of a wide range of local amenities. Shops, cafés, restaurants and supermarkets are all within walking distance. Ayr beach is only a short walk away, along with excellent public transport links including bus and rail services. The property also benefits from close proximity to well regarded schooling, including Ayr Grammar, and has easy access to the wider road network for travel across the region.





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