




McEwan Fraser Legal
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54 Fullarton Street

AYR, SOUTH AYRSHIRE, KA7 1UB



THE LOCATION

This garden flat provides excellent accommodation in the seaside town of Ayr and is ideally placed for access to a fantastic range of local amenities including Ayr beach, the UWS local campus, shopping, golf clubs and a variety of leisure activities.

Access is from a private entry and the location is ideal being close to the bus station and accessible to all the amenities within the town centre. Ayr benefits from a mainline train station and the upgraded M77 links to Kilmarnock, Glasgow and beyond. The Ayrshire coastline is synonymous with golf with World Class venues at Royal Troon, Turnberry and Old Prestwick while there are also several high-quality municipal courses in both Ayr and Troon.

Prestwick International Airport is Scotland's only rail connected airport and offers regular flights throughout the UK and Europe.

54 FULLARTON STREET

We are delighted to offer for sale this spacious one bedroom garden flat, situated within a hugely popular area with local amenities on its doorstep. This property would be a fantastic acquisition for many potential buyers and provides a very appealing place to live. The property is in need of modernisation but is perfect for those looking to put their own stamp on their new home. The apartment has been designed to maximise the natural available light to create a bright ambience. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

A hallway entrance leads to all apartments on this level. The formal lounge is pleasantly located to the front

of the property and offers a pleasant outlook. The kitchen has a range of floor and wall mounted units with ample space plumbed for freestanding appliances.

The bright and airy well-appointed bedroom offers a range of furniture configurations with space for additional free-standing furniture if required. A family bathroom suite completes the accommodation internally.

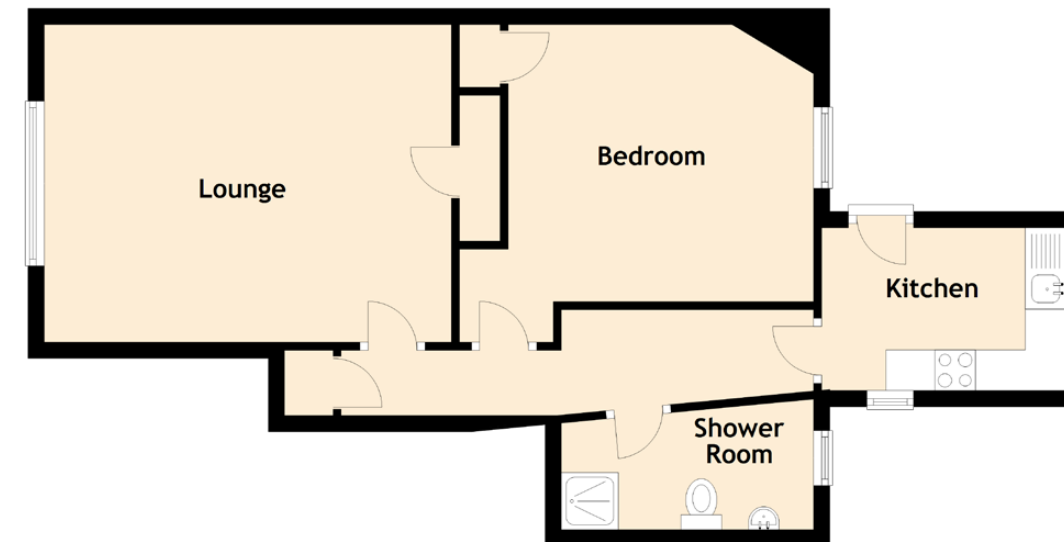
Externally, there is a private rear garden which gives access to the flat. The rear garden is a real suntrap and will be popular in summer months.

Double glazing and electric heating have been provided throughout to create a warm, yet cost-effective way of living all year round.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.90m (12'10")
Bedroom	4.35m (14'3") x 3.90m (12'10")
Shower Room	3.00m (9'10") x 1.60m (5'3")
Kitchen	3.00m (9'10") x 2.00m (6'7")

Gross internal floor area (m²): 57m²

EPC Rating: E

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

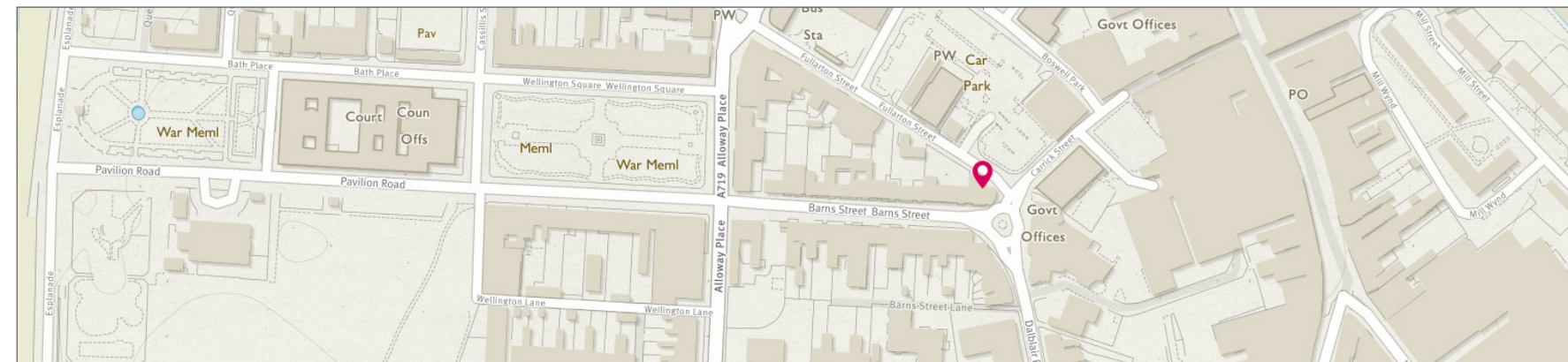


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