



*Tastefully Decorated, Spacious 3 Bedroom Upper Cottage Flat, situated in a popular pocket of Ayr*



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We are delighted to bring to the market this lovely three bedroom upper Cottage flat. Having an eye for style and quality, the current owner has upgraded this lovely property to a very high standard. These spacious flats point to their enduring appeal for the modern couple or growing family. This one is no exception and has been very carefully and thoughtfully upgraded by the current owner.

# THE LOUNGE



Inside the accommodation consists of a bright welcoming hallway with soft carpeting, which leads to the upper level. The good size lounge with a feature fireplace is bathed in natural light from its front aspect window. The chic and stylish kitchen is adorned with floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient work-space. It is also complemented with a freestanding electric oven with gas hob as well as an extractor fan.

# THE KITCHEN & HALL



“ a fashionable and efficient  
work-space ”





There are three very generous-sized double bedrooms; the master with a walk-in cupboard.

# BEDROOM 1





# BEDROOM 2



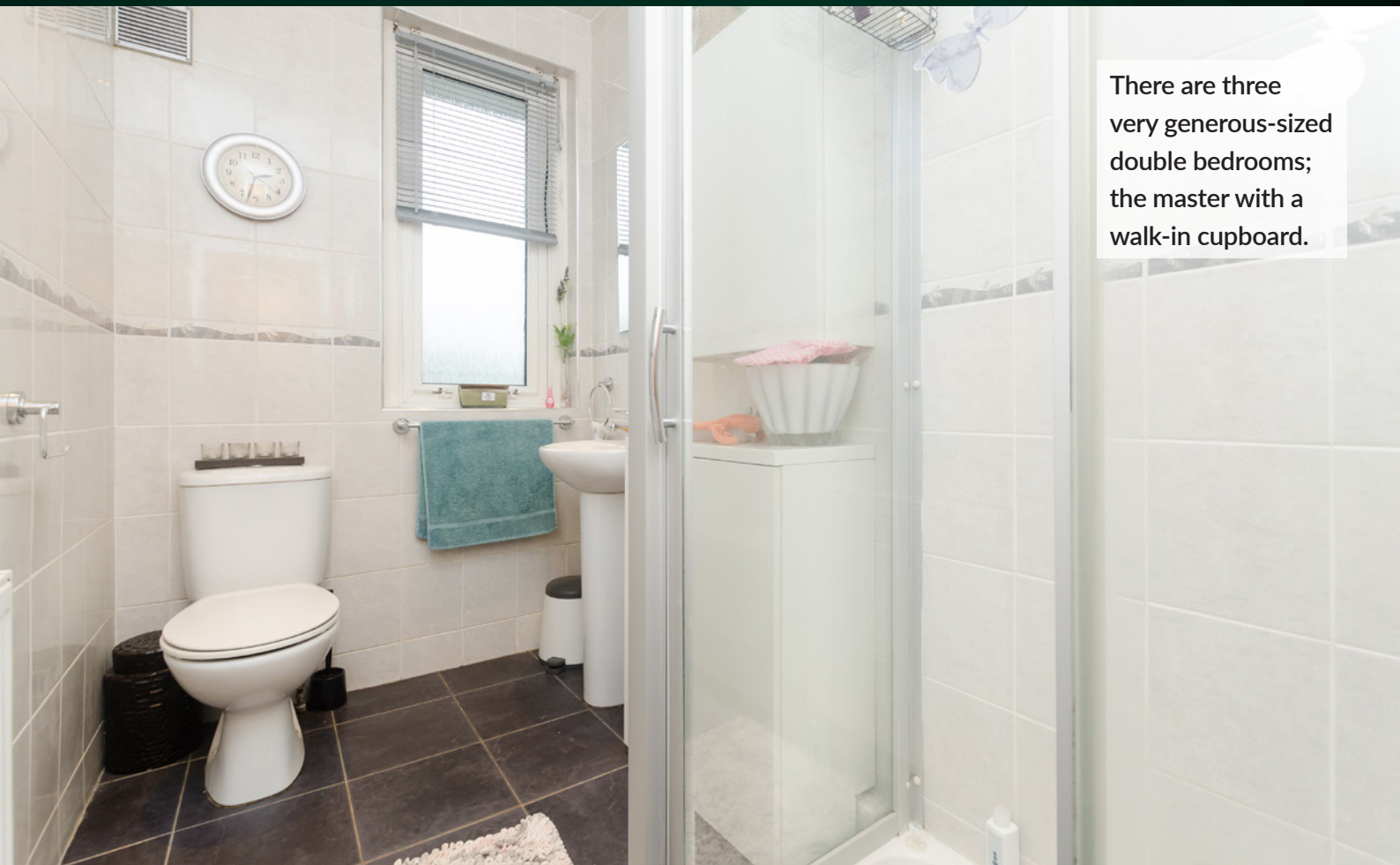


# BEDROOM 3





# THE SHOWER ROOM



There are three very generous-sized double bedrooms; the master with a walk-in cupboard.





# THE GARDEN

All the hard work in this alluring flat has already been done by its current owner, allowing you to move in without any fuss! Double glazing and gas central heating ensure this is a warm and energy-efficient home.

Externally, the property benefits from a well-tended, private garden to the rear. The real jewel in the crown is the “beach house” where many a summers evening can be spent relaxing with a glass of wine or a cup of tea.





# FLOOR PLAN, DIMENSIONS & MAP



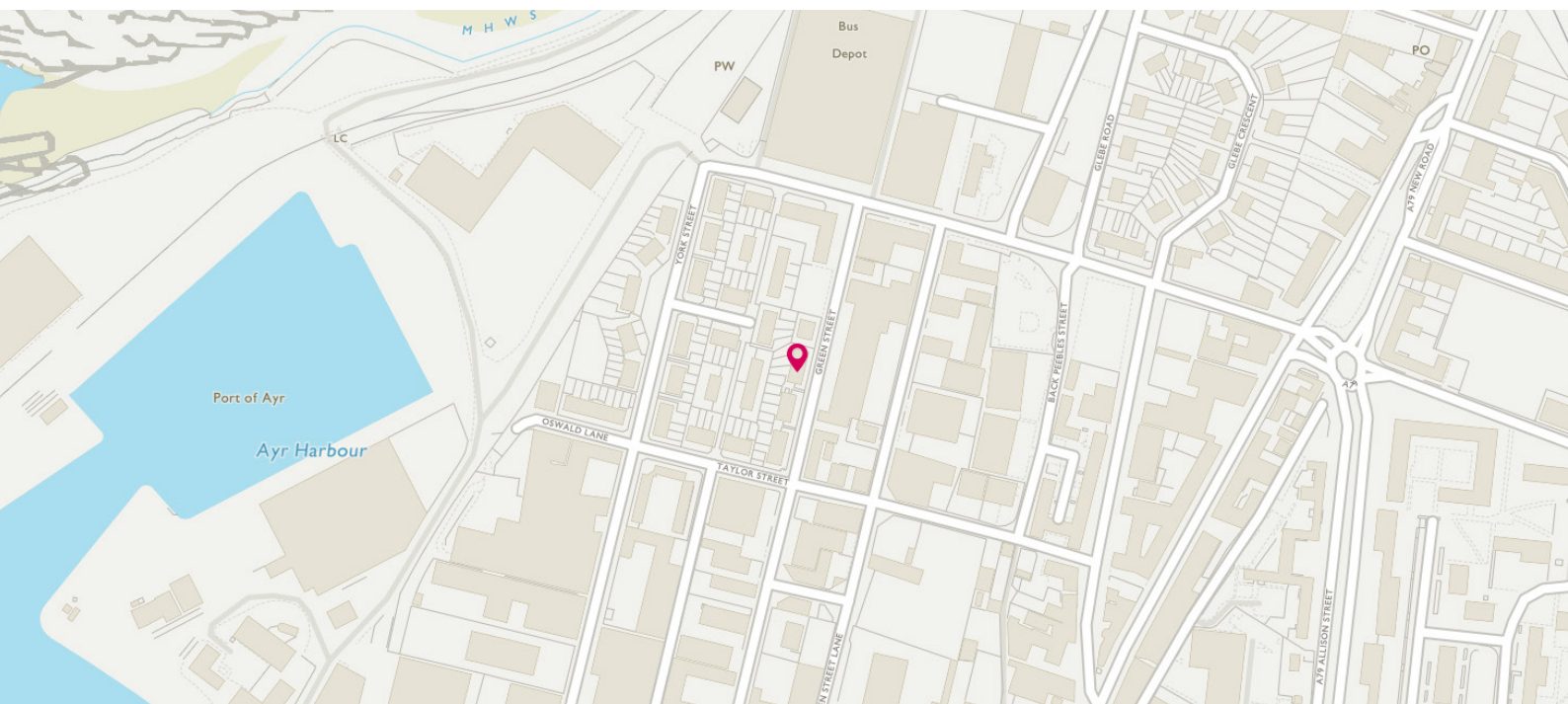
Approximate Dimensions (Taken from the widest point)

Lounge	5.12m (16'10") x 3.54m (11'7")
Kitchen	3.57m (11'9") x 3.14m (10'4")
Bedroom 1	4.21m (13'10") x 3.56m (11'8")
Bedroom 2	3.39m (11'1") x 3.26m (10'8")

Bedroom 3	3.59m (11'9") x 3.03m (9'11")
Shower Room	2.66m (8'9") x 1.46m (4'9")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: C





# THE LOCATION

The town of Ayr offers well-known restaurants, hotels, services and a wide range of recreational facilities. Ayr boasts a great beach and two woodland parks with beautiful walks, cycling paths, play parks and safe bathing areas.







The town has mainline train links with Stranraer in the south and Glasgow in the north. You can reach Glasgow in forty-eight minutes, with several trains every hour, making it an ideal commuter town. The A77/M77 has undergone a major refurbishment programme that provides an easy commute to Kilmarnock and Glasgow in the north with Glasgow now a mere fifty minutes by car. In addition, seven miles away, Glasgow Prestwick International Airport provides regular flights to Ireland and the rest of Europe.

There is a number of good schools in the immediate vicinity to choose from and private education, at all levels, at Wellington School. Belmont Academy is also extremely popular and the preferred choice for many families. For the commuter, the A77/M77 trunk road links to Kilmarnock, Glasgow and surrounding districts, while Prestwick International Airport has regular flights to London, Dublin and Europe.



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