



*A beautifully presented two-bedroom apartment,
which boasts a pleasant outlook*



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We are delighted to bring to the market this beautifully presented, two-bedroom, top floor apartment, lying within a small, private, development. Number 49C enjoys a preferred position with a beautiful outlook. A set of communal stairs lead to the flat with a welcoming hallway thereafter, allowing access to all apartments on one level. The flat has been well designed to maximise the natural available light and create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

THE LOUNGE



The lounge is flooded with natural light from the picture window, which also boasts a pleasant outlook. The fitted kitchen maximises workspace and storage, without sacrificing on style, it features a good range of floor and wall mounted units and contrasting work surfaces. It is also further complemented with a host of integrated appliances.

THE KITCHEN





The two well proportioned, bright and airy bedrooms have space for a range of furniture configurations and space for additional free-standing furniture if required as well as built-in storage facilities. The current owner has transformed one of the bedrooms into an impressive dining room. The stunning shower room completes the impressive accommodation internally.

The flat also benefits from white meter electric heating and double glazing throughout for additional convenience and comfort.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

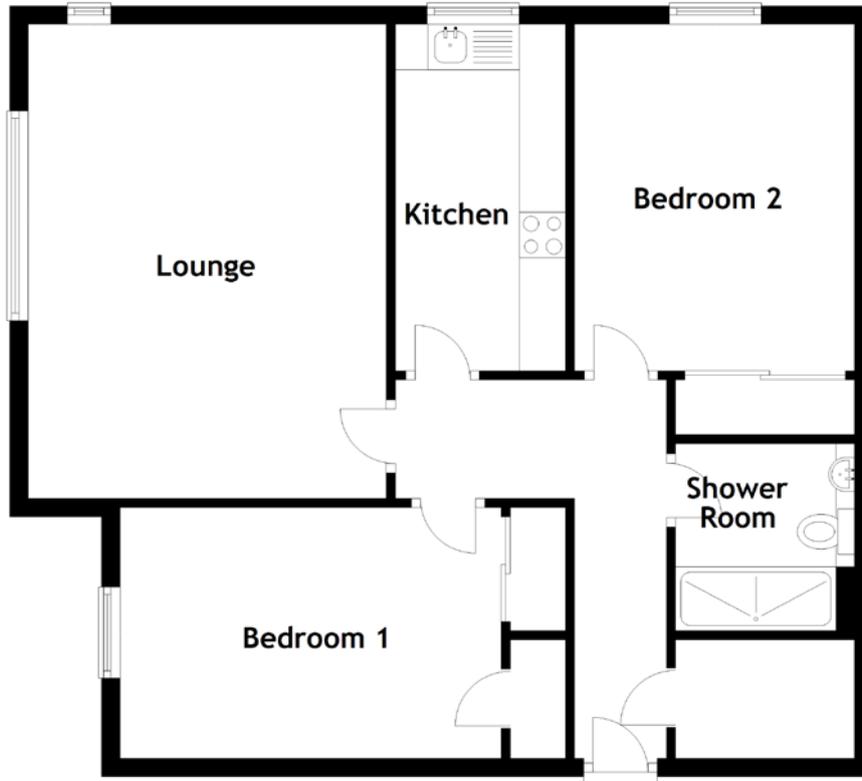


Externally there are well maintained communal garden grounds and one allocated parking space as well as additional visitor parking. The garden grounds are beautifully kept and many a summers evening can be spent there enjoying the peace and quiet.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

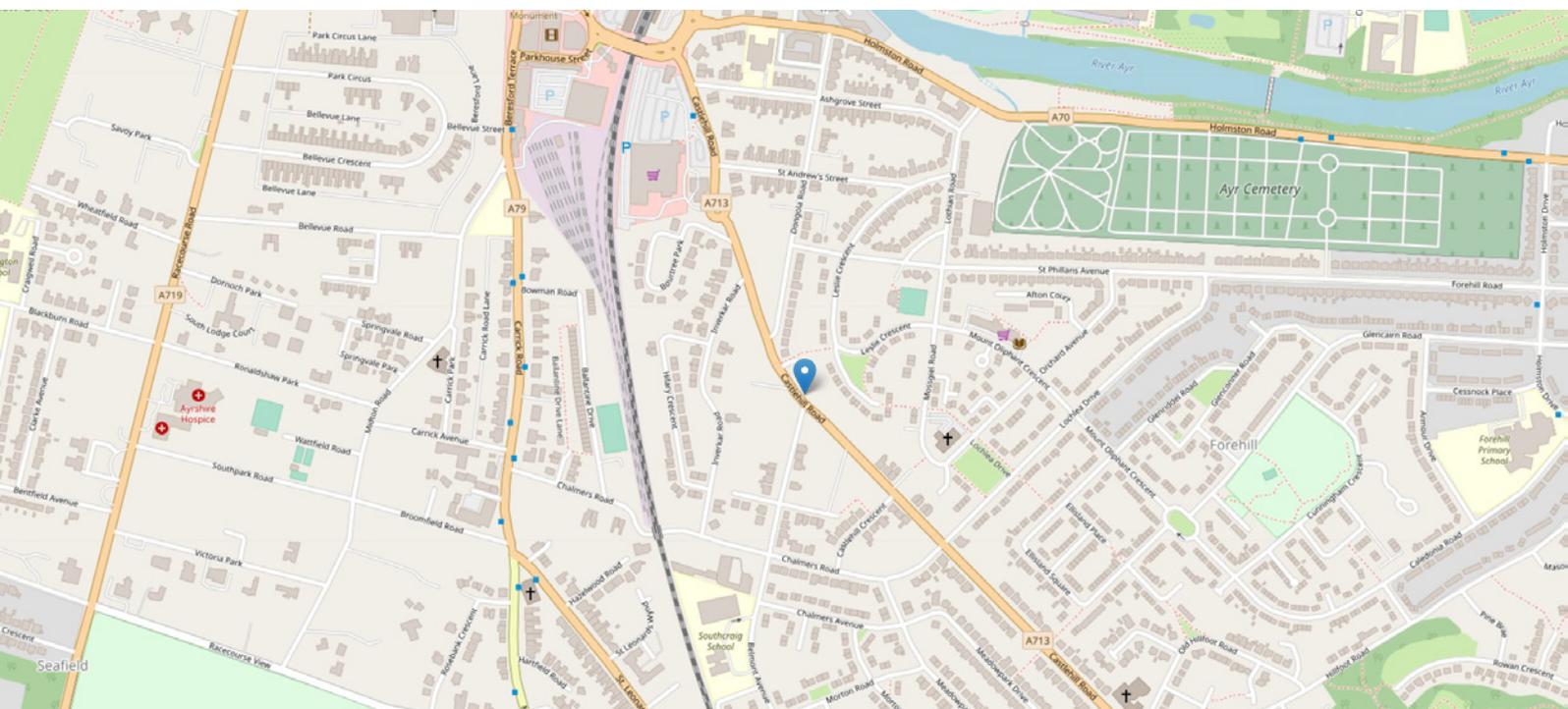


Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.90m (12'10")
Kitchen	3.80m (12'6") x 1.90m (6'3")
Shower Room	2.05m (6'9") x 1.95m (6'5")
Bedroom 1	4.15m (13'7") x 2.75m (9')
Bedroom 2	3.80m (12'6") x 3.00m (9'10")

Gross internal floor area (m²): 70m²
EPC Rating: C

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



THE LOCATION

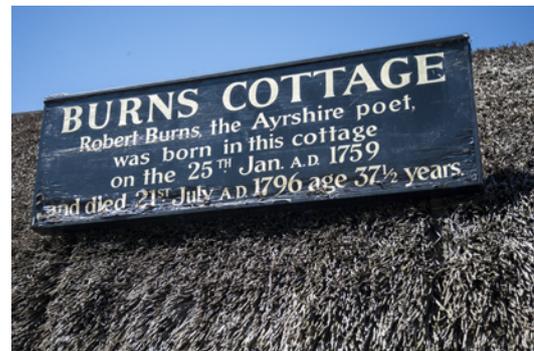
49C Castlehill Road is ideally placed in one of Ayr's most sought after streets and within walking distance to local amenities and supermarket shopping. The town of Ayr offers well known restaurants, hotels, services and a wide range of recreational facilities. Ayr boasts a great beach and two woodland 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 48 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 50 minutes by car. In addition, 7 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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