

20 Wills Road

AYR, KA8 9NN



*Two-bedroom ground-floor flat with
sitting tenants, investment opportunity*



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McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat, which is offered to the market with tenants in place, making it an attractive choice for buy-to-let investors. The property is set close to Ayr town centre and a full range of local amenities.

THE LOUNGE



Stepping inside, you're welcomed by a spacious hallway that connects all rooms. To the right, the bright lounge features a central fireplace and generous room for both seating and dining. The modern fitted kitchen is adjacent to the lounge and offers a good selection of units and workspace.

THE KITCHEN





To the left, you'll find two well-proportioned double bedrooms, each offering ample space for furniture. The accommodation is completed by a contemporary shower room.

The home benefits from gas central heating, double glazing, quality floor coverings throughout, external wall insulation and roughcasting, and a recently retiled roof.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



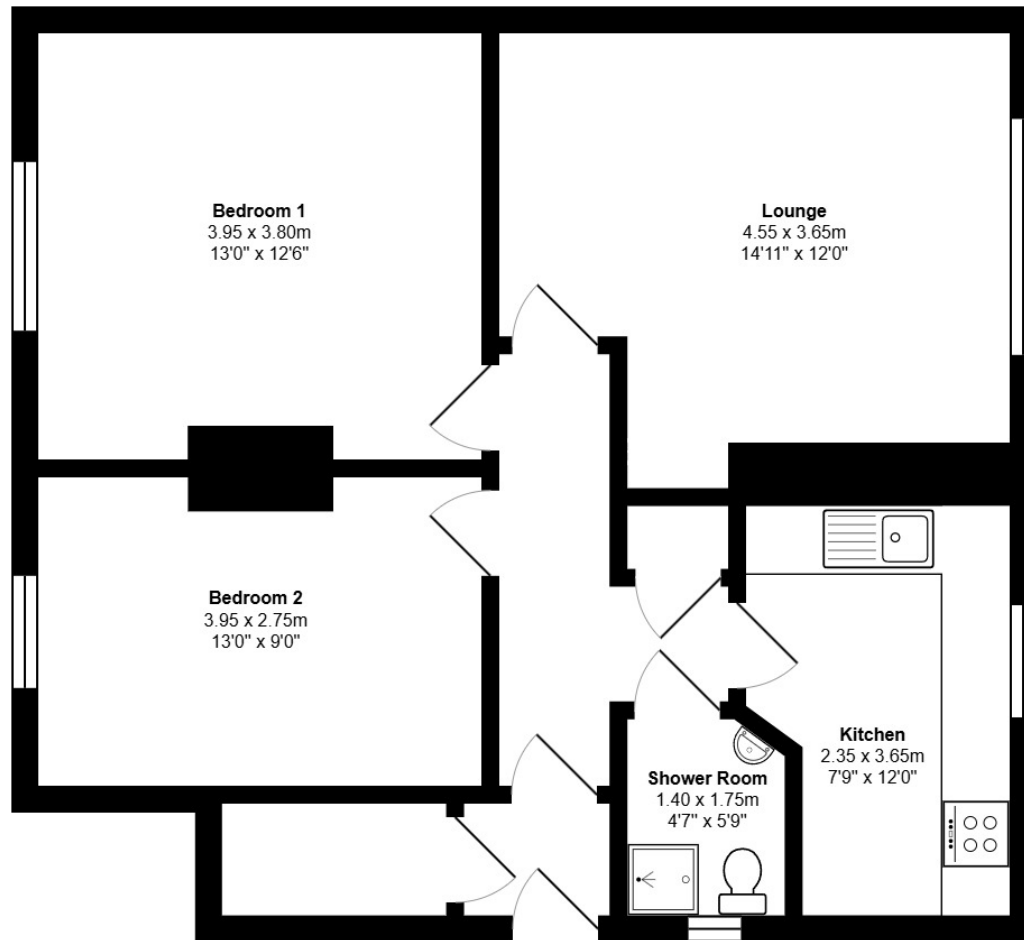
EXTERNALS



Externally, the property enjoys private front and rear gardens. At the front, you will find on-street parking. There is also a primary school located directly across from the property, adding further convenience for families.

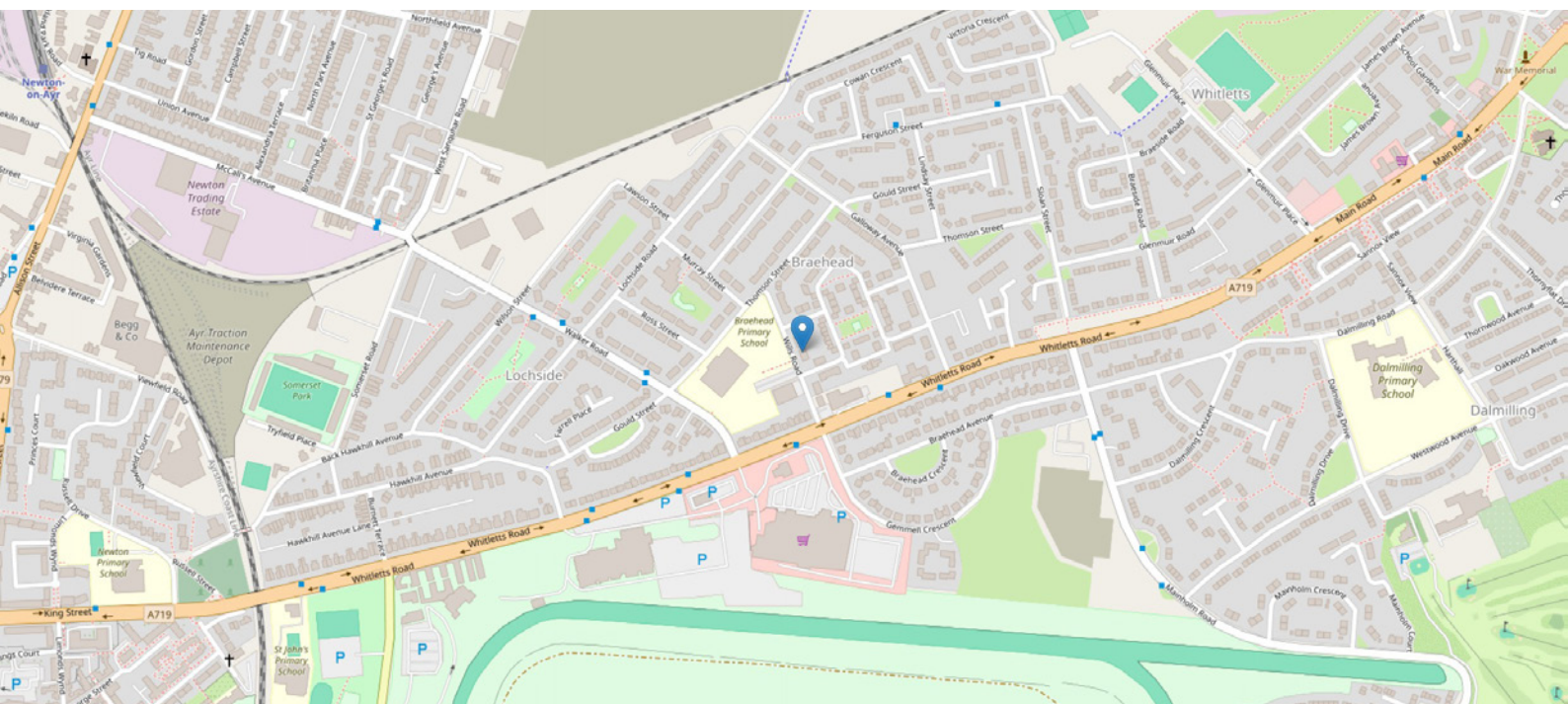
This is a low-maintenance home in a convenient location with a reliable rental income already in place, making early viewing highly recommended.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: C



THE LOCATION

Located in the popular seaside town of Ayr, the property is well placed for a variety of local services. Ayr's vibrant town centre offers high-street retailers, independent shops, supermarkets, and a wide choice of cafes, restaurants and bars. The scenic seafront is just a short distance away, with its sandy beach, promenade, and leisure attractions.





Transport links are excellent, with Ayr train station providing regular services to Glasgow and surrounding towns. A good local bus network and easy road access via the A77 and A70 make commuting straightforward. University Hospital Ayr is also within easy reach.

For outdoor activities, the area boasts parks, golf courses, Ayr Racecourse, and numerous walking routes along the Ayrshire coastline. This balance of town convenience and coastal charm makes Ayr a desirable place to live and invest.



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