



*TASTEFULLY DESIGNED TWO
BEDROOM GROUND FLOOR FLAT*



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Nestled on the picturesque North Harbour Street in Ayr, South Ayrshire, Flat B at 17 North Harbour Street exemplifies coastal living at its finest. This tastefully designed ground floor flat offers two spacious double bedrooms and is perfectly oriented to capture the warmth of the southern sun. With the added convenience of private parking, this property embodies the essence of relaxed elegance by the sea.

Key Features: Two Generous Double Bedrooms: Discover your personal haven in the two well-appointed double bedrooms. Each room is a sanctuary of comfort, perfect for rest and relaxation.

Bathed in Southern Light: With its south-facing orientation, this flat is suffused with natural light, creating a welcoming and sunlit atmosphere that brings a touch of the outdoors in, all year round.

Private Parking: The rarity of private parking in this central location adds a layer of convenience and peace of mind, allowing you to effortlessly enjoy all that Ayr has to offer.





The Bedrooms



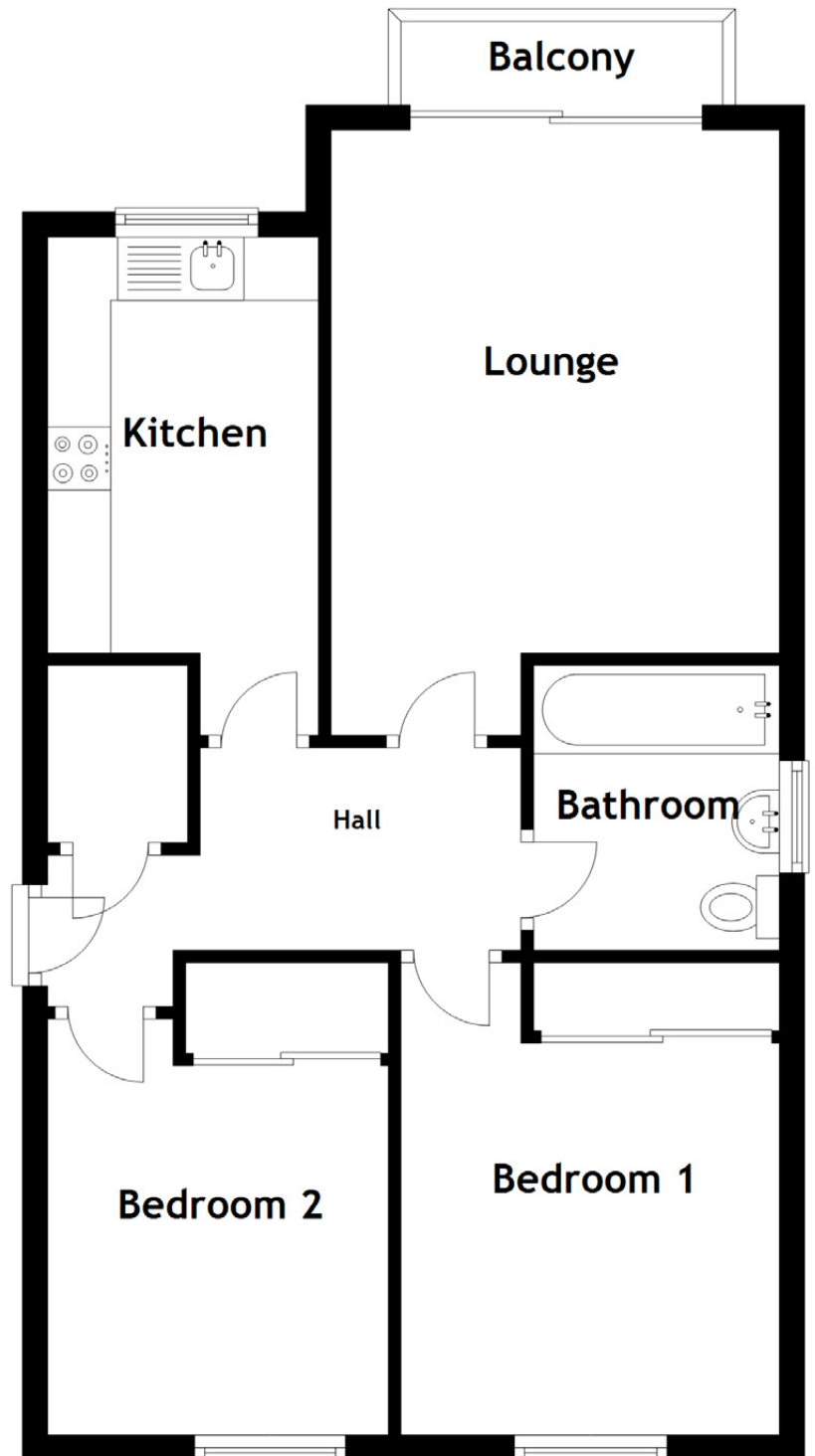


Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 4.80m (15'9") x 3.55m (11'8") |
| Kitchen | 3.30m (10'10") x 2.15m (7') |
| Bedroom 1 | 3.75m (12'4") x 3.00m (9'10") |
| Bedroom 2 | 3.75m (12'4") x 2.70m (8'10") |
| Bathroom | 2.20m (7'2") x 1.95m (6'5") |

Gross internal floor area (m²): 55m²

EPC Rating: C



Flat B at 17 North Harbour Street embodies the quintessential coastal lifestyle, seamlessly blending contemporary comfort with a timeless seaside ambiance. With local amenities, scenic coastal walks, and the tranquil shoreline of South Ayrshire just steps away, this property offers a unique opportunity to experience Ayr's idyllic coastal charm. To arrange a viewing and explore the charm of this coastal gem, please contact Mcewan Fraser Legal today. Your seaside escape awaits.



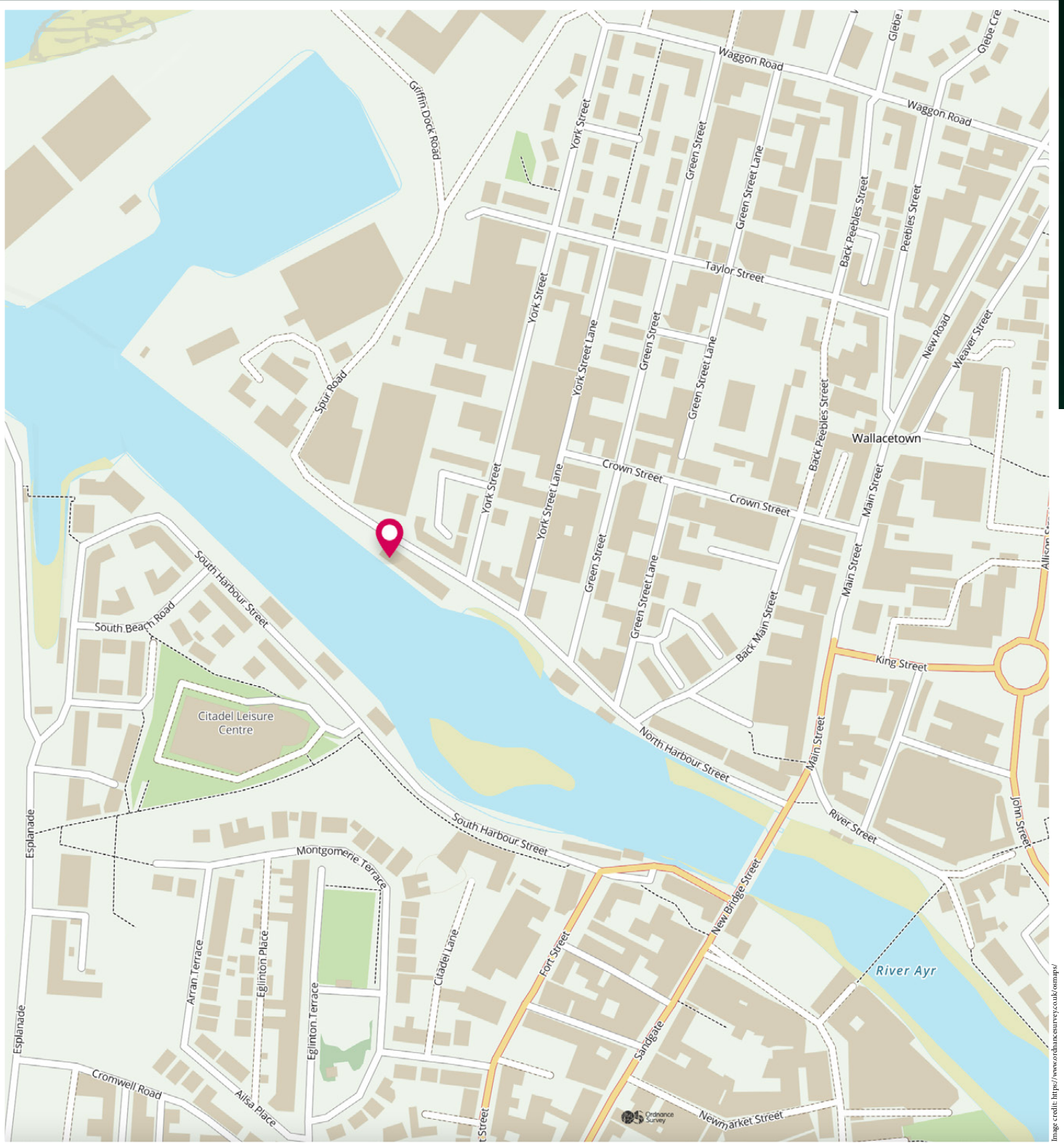


Settle down in the heart of Ayr's coastal charm, Flat B at 17 North Harbour Street beckons with a host of compelling reasons to make it your new home or investment.

Its enviable south-facing orientation bathes the interiors in natural light, creating a warm and inviting atmosphere throughout the day. Not only does this property offer private parking, a rare luxury in such a central location, but it also places you within a short walk of bus stops and the train station, ensuring effortless commuting and connectivity to Glasgow and beyond. Families will appreciate the proximity to local schools, while the array of amenities, from shops to dining options, is conveniently close. And let's not forget the captivating South Ayrshire coastline, just moments away, offering endless opportunities for scenic walks and embracing the tranquil seaside lifestyle.

All in all, this address harmoniously blends the allure of coastal living with the practicality of urban convenience, making it a dream destination for those seeking the best of Ayrshire's coastal town living.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
BOBBY WALKER-LYNCH
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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