

# 26A River Street

AYR, KA8 0AX



COMPLETELY RENOVATED, ONE  
BEDROOM GROUND FLOOR FLAT



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We are delighted to offer to the market this excellent ground floor, one-bedroom apartment, which has been totally renovated by the current owner, set in a popular area with great transport links nearby.

The has been well designed to maximize the natural available light and create a modern and spacious home to enjoy. A welcoming hallway leads to all apartments. The lounge is flooded with natural light and the kitchen thereafter has a modern range of floor and wall-mounted units with a contemporary work surface, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances. There is plumbed space for free-standing appliances. The well-appointed bedroom is bright and airy with a range of furniture configurations and space provided for free-standing furniture. The bathroom completes the accommodation internally.

The apartment is kept warm, comfortable and secure via the double glazing and new electric storage heaters. Externally, to the rear there is communal garden grounds.







“...THE KITCHEN  
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FASHIONABLE  
AND EFFICIENT  
WORKSPACE...”





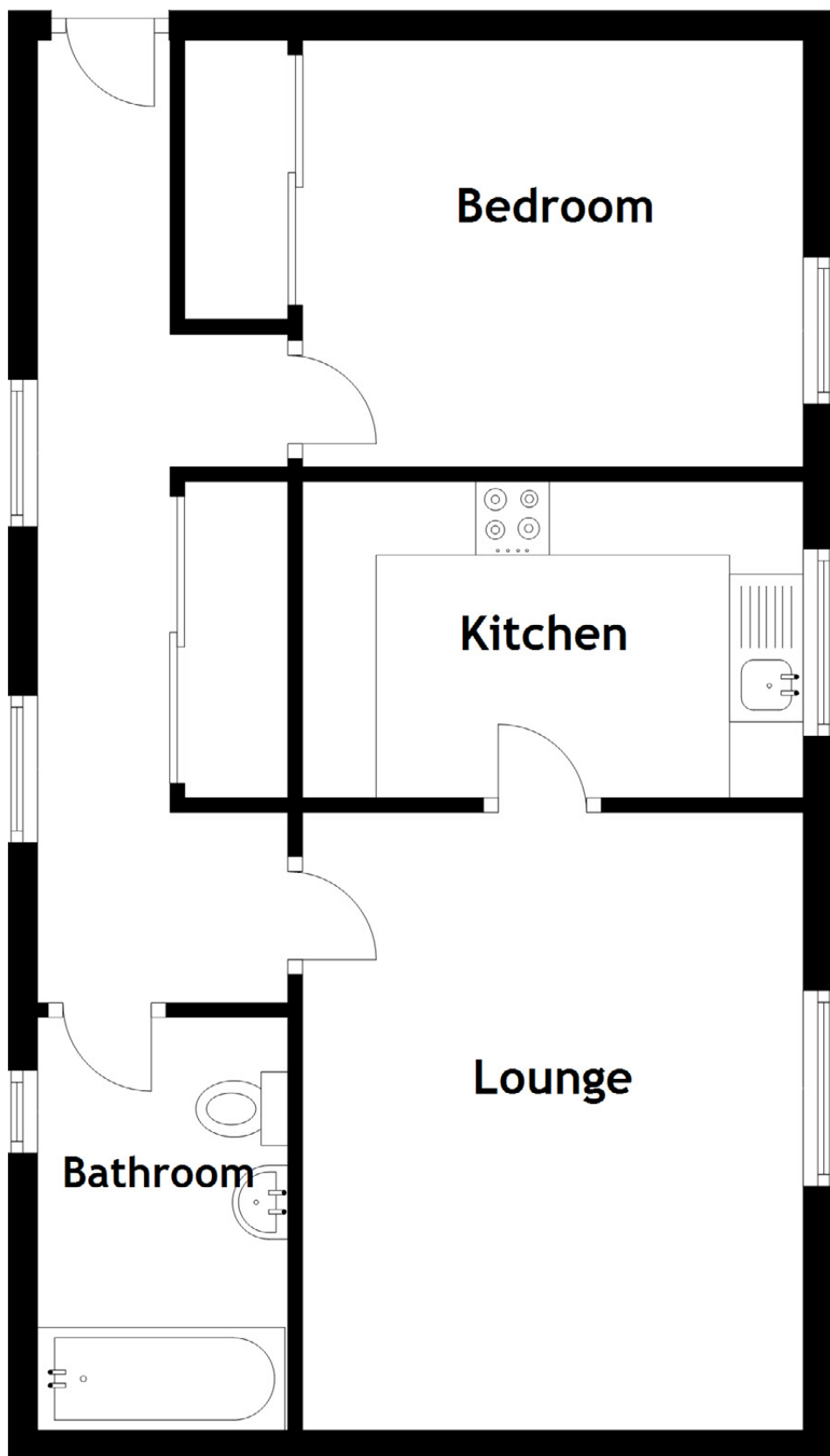


**The Bedroom**









Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.40m (11'2")	Gross internal floor area (m <sup>2</sup> ): 51m <sup>2</sup> EPC Rating: D
Kitchen	3.40m (11'2") x 2.15m (7'1")	
Bedroom	3.40m (11'2") x 2.90m (9'6")	
Bathroom	2.80m (9'2") x 1.70m (5'7")	



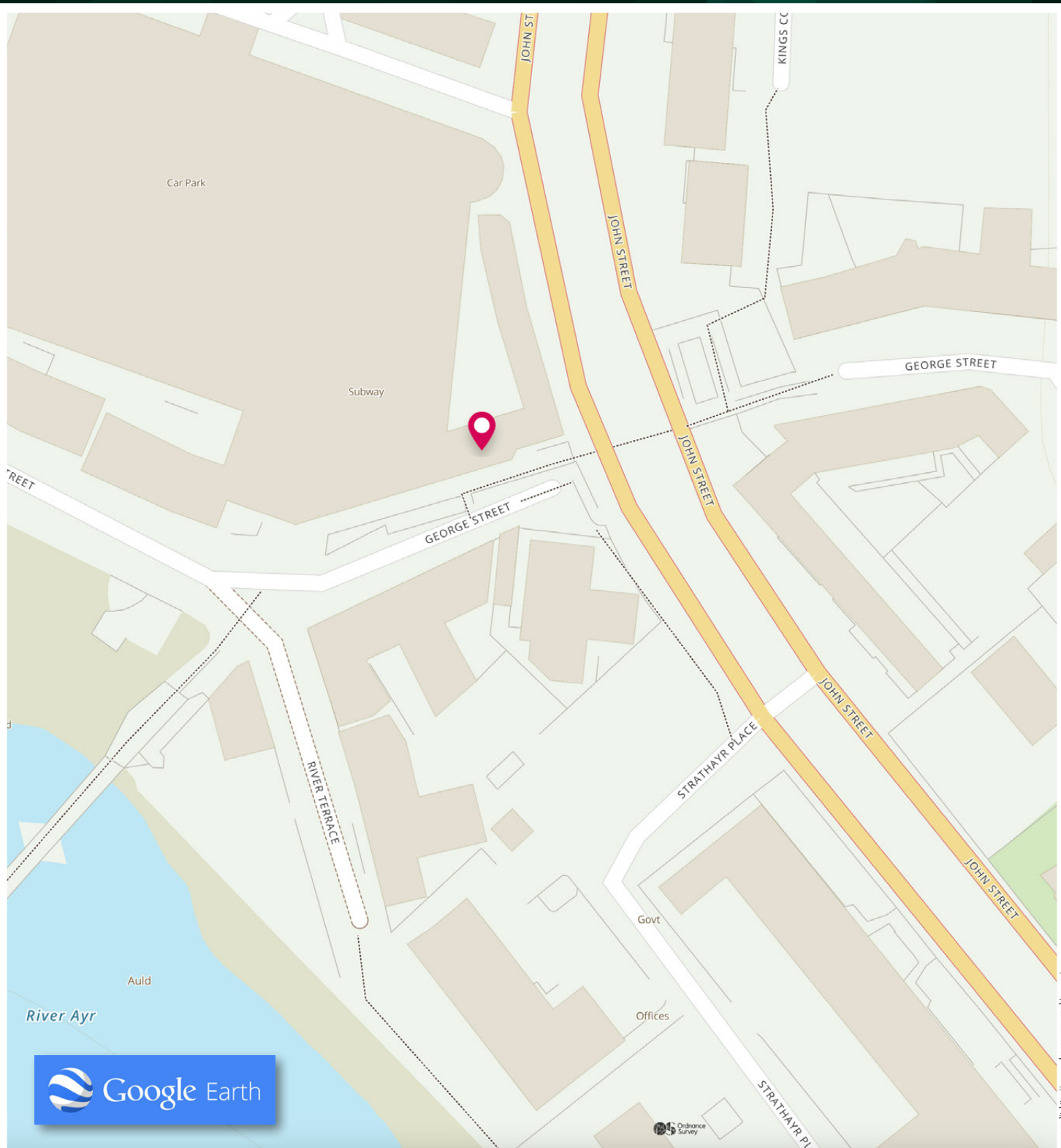


The property is located a short distance from Ayr town centre which has all the amenities one would expect from a large town. The town of Ayr offers well-known restaurants, hotels, services and a wide range of recreational facilities. Ayr boasts a great beach and two woodland parks with beautiful walks, 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. Prestwick International Airport provides regular flights to Ireland and the rest of Europe.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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Part  
Exchange  
Available



Text and description  
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**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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