

1B Alderston Avenue

AYR, SOUTH AYRSHIRE, KA8 9BD



Spacious ground-floor flat in a great Ayr location



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present 1B Alderston Avenue, Ayr, South Ayrshire, KA8 9BD. Perfect for first-time buyers, professionals, or investors looking for a buy-to-let opportunity, this well-presented flat enjoys a superb location just a five-minute drive from both Ayr and Prestwick town centres.

THE LOUNGE/KITCHEN



Stepping inside, you're welcomed into a bright and spacious hallway that connects all rooms within the flat. To your right, you'll find the large lounge with an open-plan kitchen, while to your left sits the modern bathroom and generous bedroom. The lounge is impressive in size, with a large double-glazed window that floods the space with natural light, creating a warm and inviting setting. The kitchen, positioned to the right-hand side of the living space, offers a practical layout with ample storage and space for freestanding appliances.



The bedroom is also an excellent size, with a large window allowing plenty of natural light. The modern bathroom completes the accommodation, featuring a shower cubicle, basin, and toilet, finished with stylish tiling for a clean, contemporary look. In the shared close, residents also benefit from an additional cupboard space, where the current owners have installed their own washing machine.

Externally, residents enjoy convenient on-street parking and local shops within walking distance.

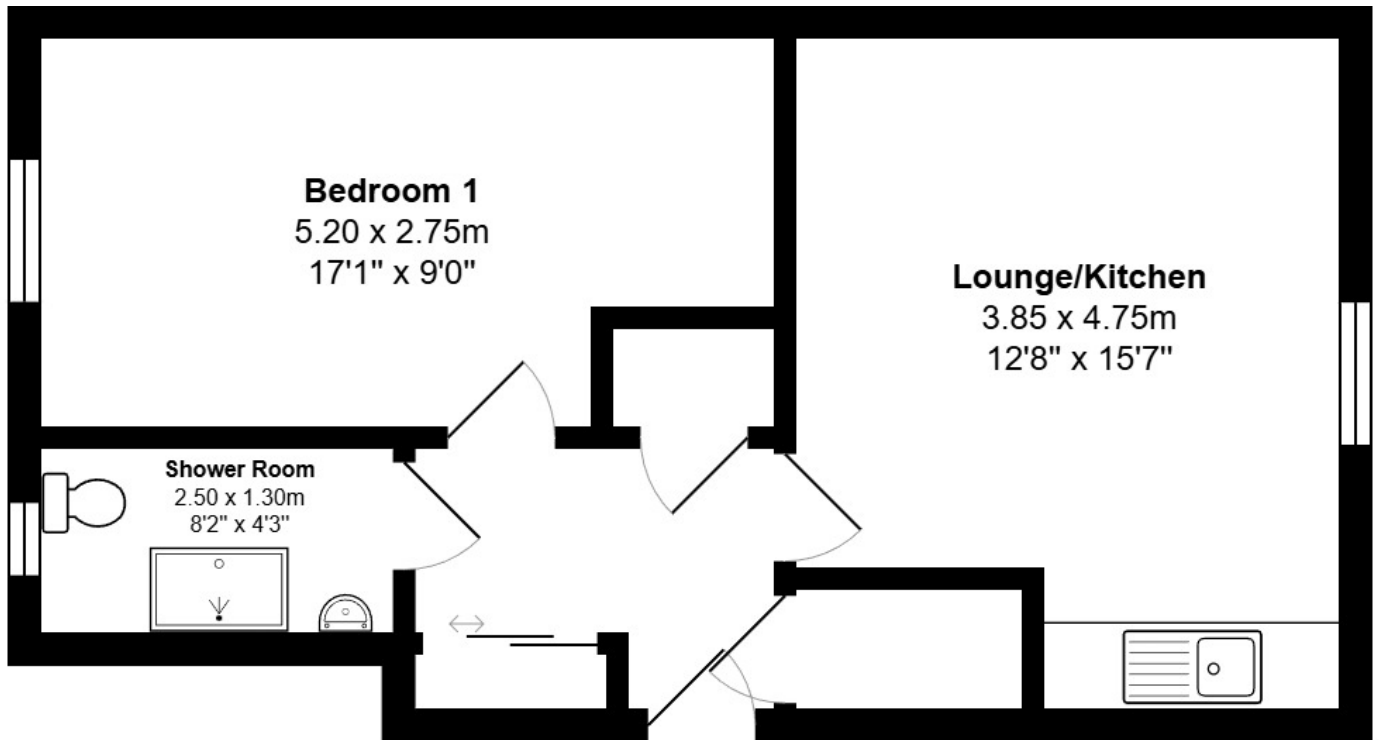
THE SHOWER ROOM



THE BEDROOM

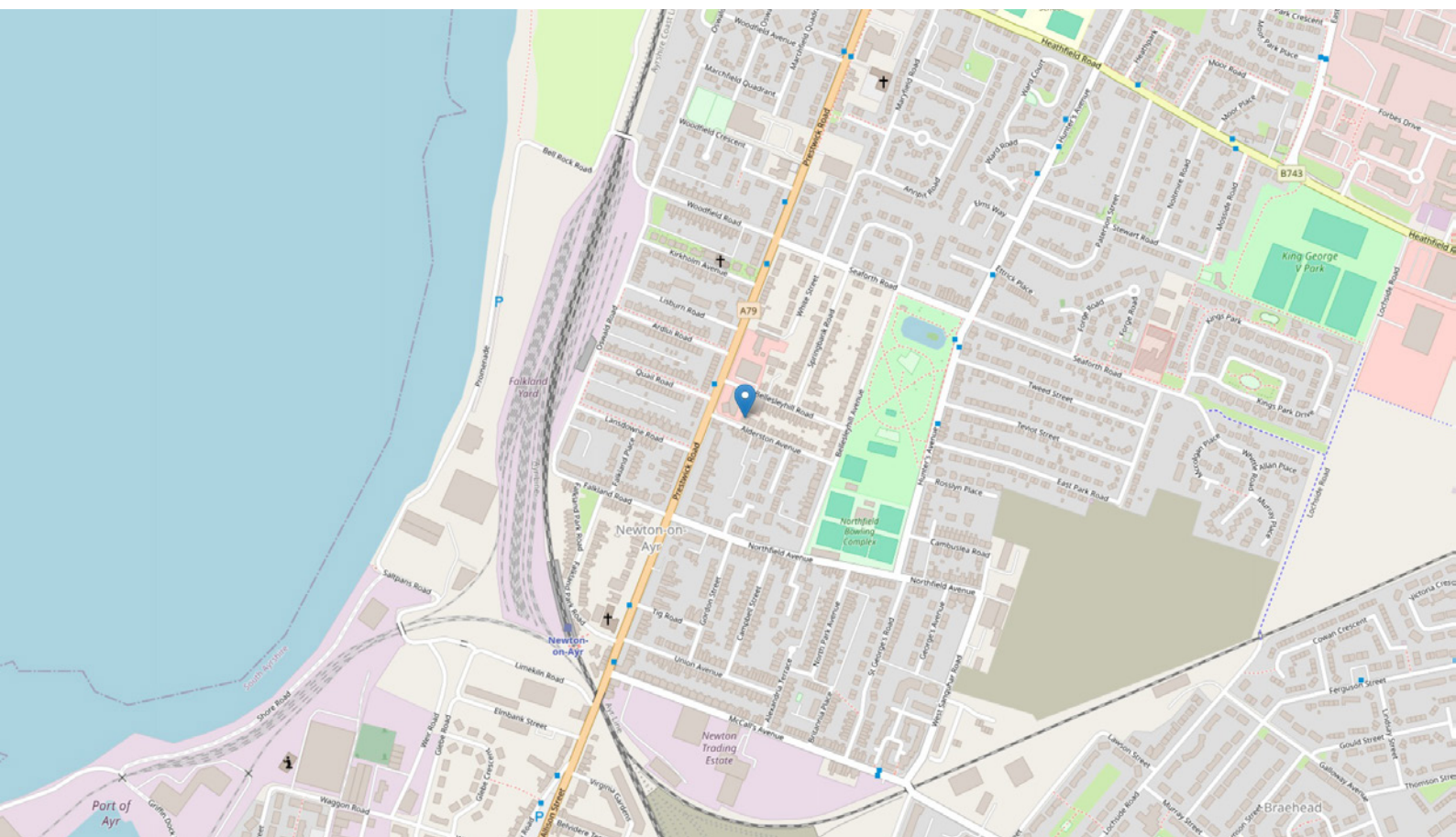


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 44m² | EPC Rating: E



THE LOCATION

Alderston Avenue is a quiet and well-connected location, offering quick and easy access to both Ayr and Prestwick. Regular bus services run from nearby Prestwick Road, just a five-minute walk away, and Newton-on-Ayr train station provides direct routes to Glasgow in around 45 minutes.





The area benefits from excellent local schools, sports facilities, and open recreational spaces in both Ayr and Prestwick. Everyday essentials are also close by, including supermarkets, medical centres, a post office, and a pharmacy.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
NARI BHANDARI
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.