

# 36 George Street

AYR, KA8 0BN



ONE BEDROOM, MAIN DOOR FLAT POSITIONED  
CLOSE TO ALL AMENITIES IN AYR TOWN CENTRE.



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We are delighted to offer to the market this excellent ground floor, one-bedroom main door apartment, set in a popular area with great transport links nearby. The property has just been fully decorated throughout and would make a great home for any young couple, first-time buyer or those looking to downsize, alternatively it would make a solid Buy-To-Let investment property.

The apartment has been well designed to maximize the natural available light and create a modern and spacious home to enjoy. The open plan lounge and kitchen has a range of furniture configurations and the kitchen have a range of floor and wall-mounted units with a contemporary work surface, creating a fashionable and efficient workspace. There is plumbed space for free-standing appliances. The well-appointed bedroom is bright and airy with built-in storage along with space provided for free-standing furniture if required. The shower room 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 a private shared parking and accessed from the 'pen' is a small enclosed slabbed area.

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open plan living







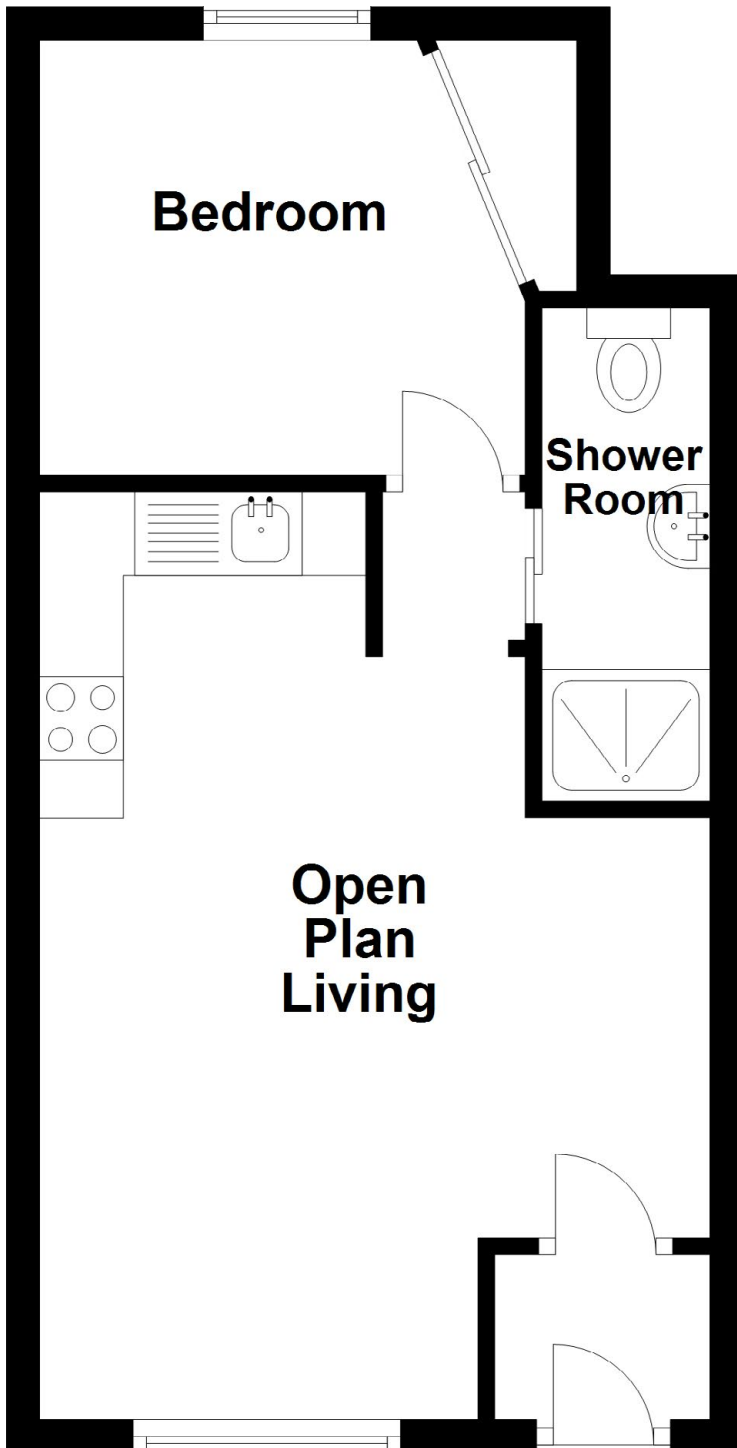












Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	5.55m (18'3") x 4.00m (13'2")
Bedroom	2.60m (8'6") x 2.58m (8'5")
Shower Room	2.95m (9'8") x 1.00m (3'4")

Gross internal floor area (m<sup>2</sup>): 31m<sup>2</sup>  
EPC Rating: D



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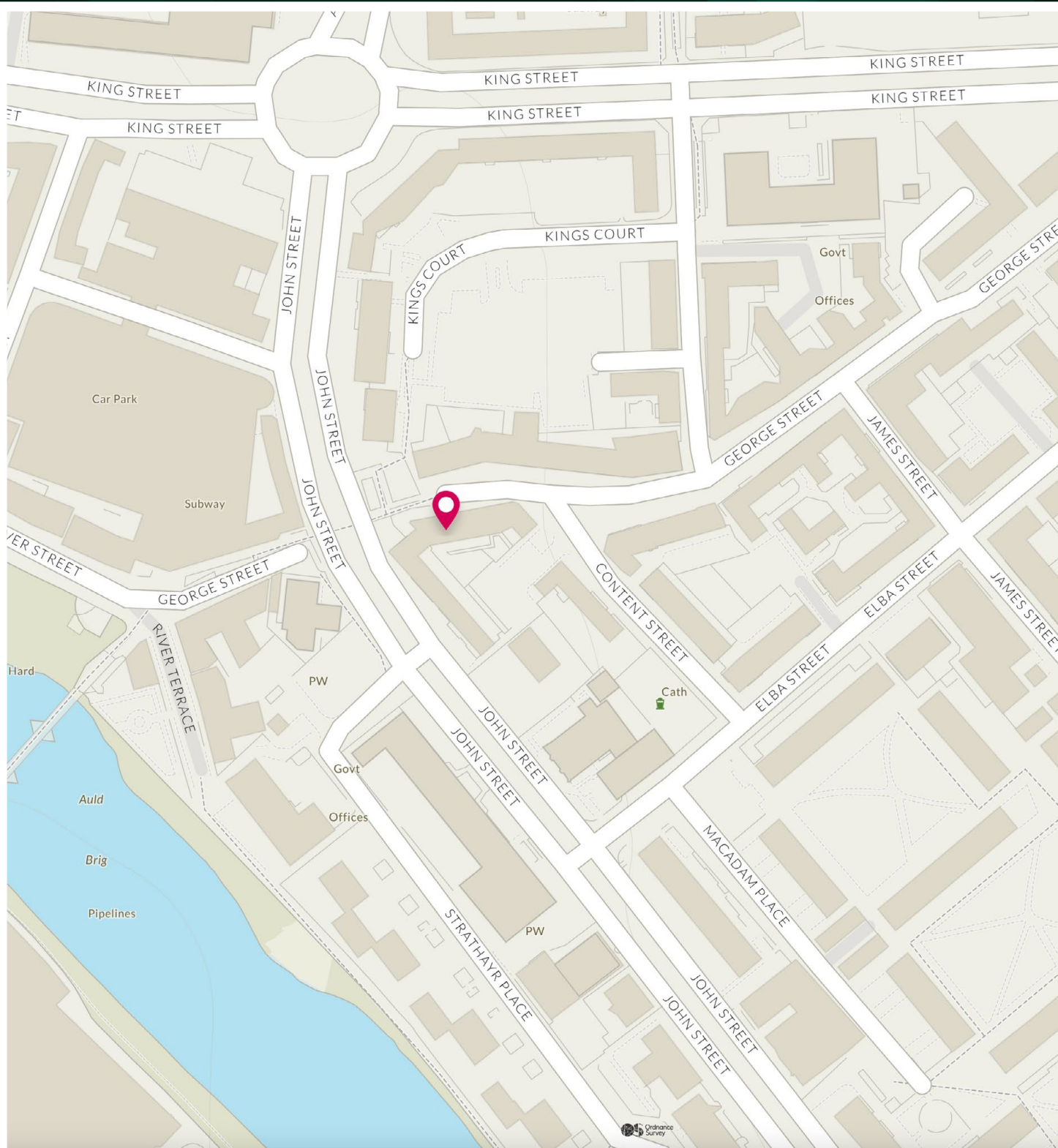
The town of Ayr offers well-known restaurants, hotels, services and a wide range of recreational facilities. Ayr boasts a great beach and two woodland parks with beautiful walks, cycling paths, play parks and safe bathing areas.

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. 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 fifty minutes by car. In addition, seven 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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# McEwan Fraser Legal

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