



*A tastefully decorated two-bedroom top-floor flat set in a popular area with great transport links and amenities nearby.*



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We are delighted to offer to the market this excellent top-floor, two-bedroom apartment, which has been tastefully decorated by the current owner, set in a popular area with great transport links nearby. 26F River Street would be a superb purchase for a variety of people due to its size and location.

# THE LOUNGE



The apartment 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 from the windows surrounding the room and also offers a pleasant outlook.

# THE KITCHEN



The kitchen has a modern 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 crisp and contemporary styling continues into the two well-appointed bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations and space provided for free-standing furniture. They are also complemented with built-in storage. The bathroom completes the impressive accommodation internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

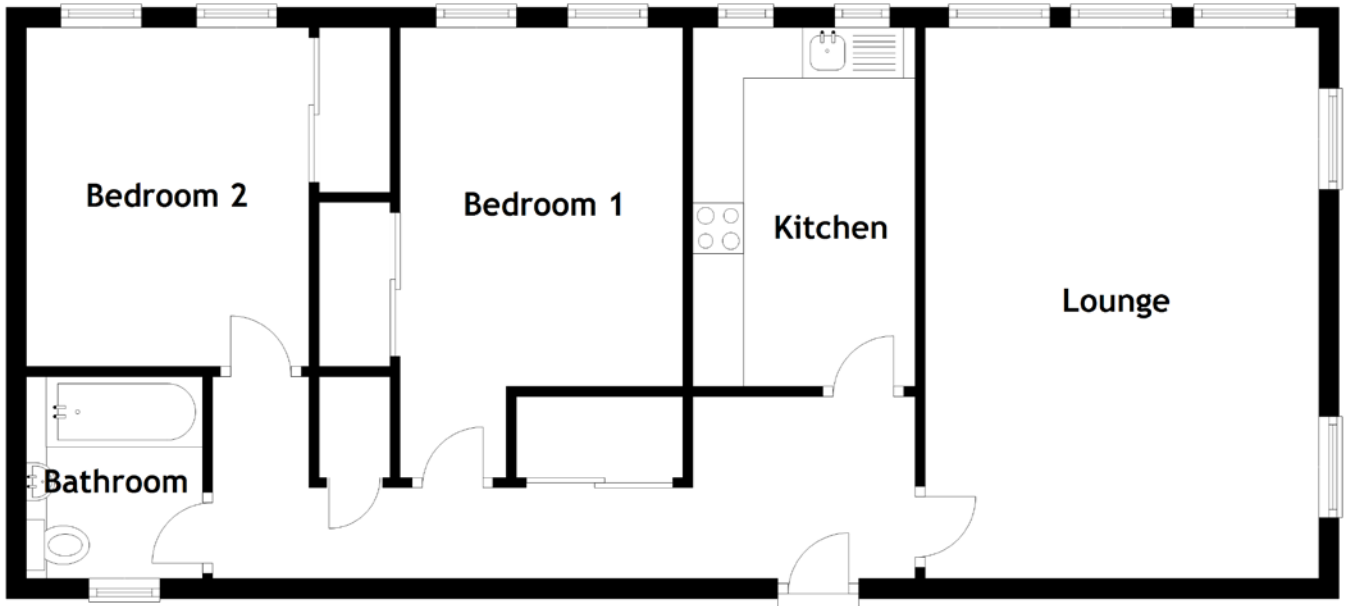


The apartment is kept warm, comfortable and secure via the double glazing and electric storage heaters. Externally, to the rear, there are communal garden grounds.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

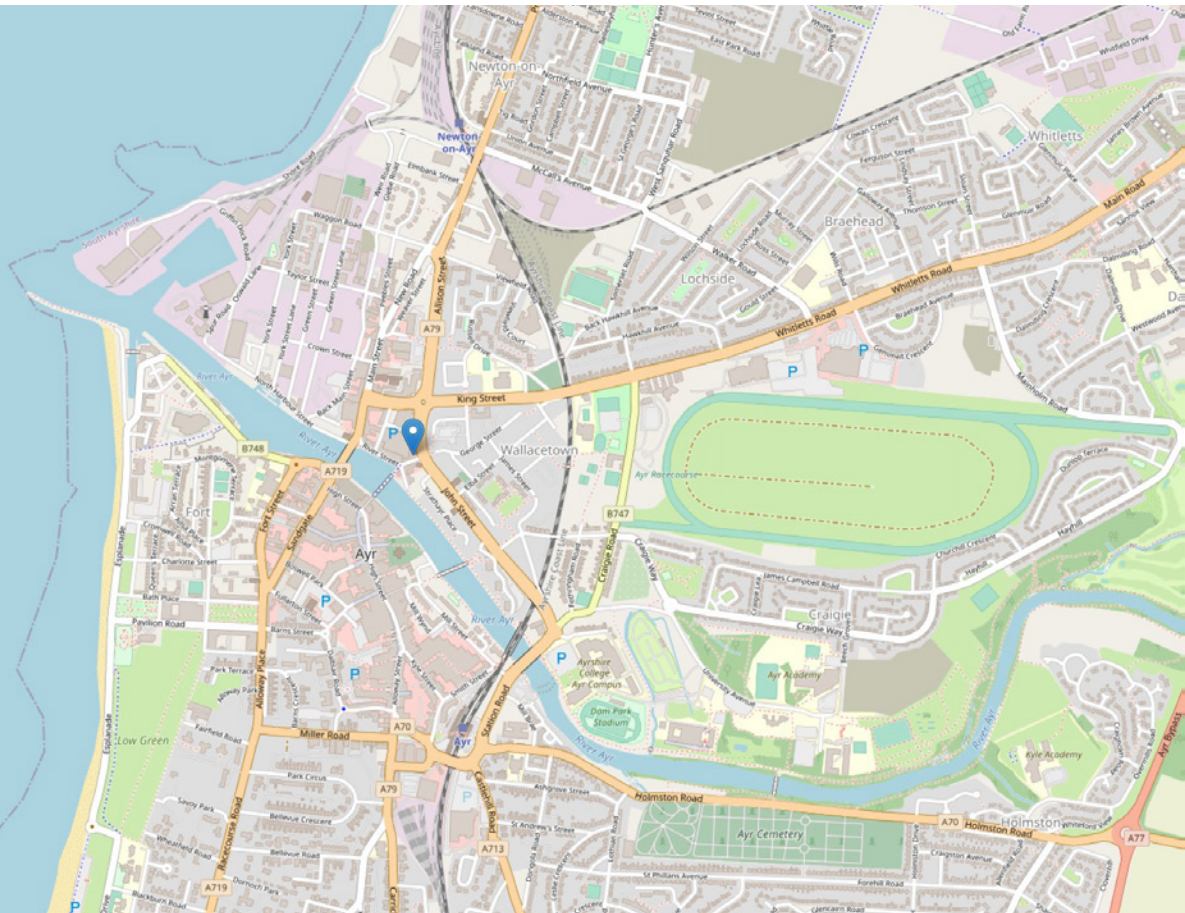


Approximate Dimensions (Taken from the widest point)

Lounge	5.45m (17'11") x 3.90m (12'10")
Kitchen	3.55m (11'8") x 2.20m (7'3")
Bathroom	2.00m (6'7") x 1.75m (5'9")
Bedroom 1	4.45m (14'7") x 2.80m (9'2")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
EPC Rating: D

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





# THE LOCATION

The property is located a short distance from Ayr town centre which has all the amenities one would expect from a large coastal 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 48 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 50 minutes by car. In addition, 7 miles away, Glasgow Prestwick International Airport provides regular flights to Ireland and the rest of Europe.

There are several good schools in the immediate vicinity to choose from including Kyle Academy, the highest performing school in South Ayrshire 2019. Private education is available, at all levels, at Wellington School. Belmont Academy is also extremely popular 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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