

FOR SALE



26 Marchfield Quadrant, Ayr, South Ayrshire
Offers Over £95,000


MARTIN & CO



26 Marchfield Quadrant, Ayr, South Ayrshire

2 Bedrooms, 1 Bathroom

Offers Over

- 2 Double Bedrooms
- Council Tax - B
- Private Garden
- Upper Apartment
- Double Glazing

A beautifully presented two bedroom apartment located in a sought after residential area of Ayr, offering a practical layout suited to first time buyers, families and investors alike. The property comprises of a welcoming reception hallway, bright and airy lounge, spacious modern fitted kitchen, two good sized double bedrooms and shower room. There is also excellent storage space throughout making this apartment not only stylish but practical too.

Externally you will find a generous and easy to maintain rear garden as well as a driveway which provides off road parking for a number of vehicles.

Located in Ayr, the flat benefits from a range of local amenities including supermarkets and convenience stores within easy reach. Ayr town centre offers further retail options, cafés and restaurants, as well as leisure facilities and access to the seafront.

There are good public transport links nearby. Ayr Railway Station provides regular services to Glasgow Central, with typical journey times of around 50–55 minutes, making it a viable option for commuting. Local bus routes also serve the surrounding area, connecting to the town centre, neighbouring residential districts and nearby retail parks.

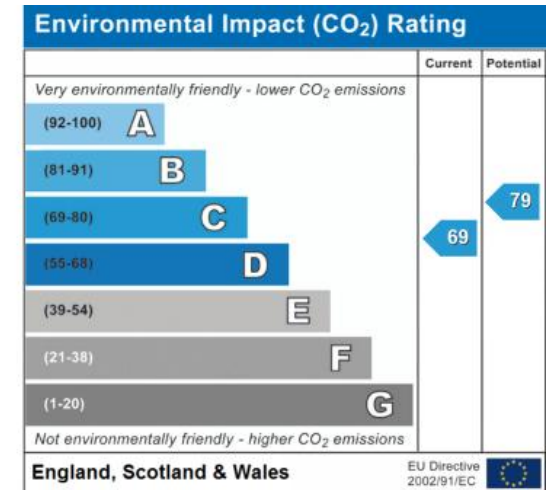
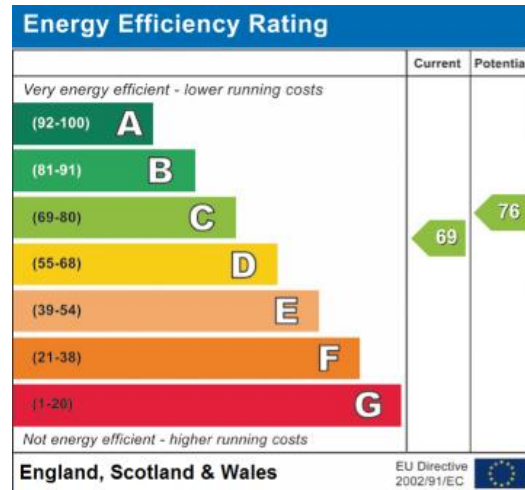


The location is well placed for families, with a choice of local primary and secondary schools in Ayr and the surrounding area. There are also established walking routes and green spaces nearby, including access to parks and the wider Ayrshire coastline, suitable for outdoor recreation and everyday exercise.

Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £37 + VAT £44.20 inclusive of Vat per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.**

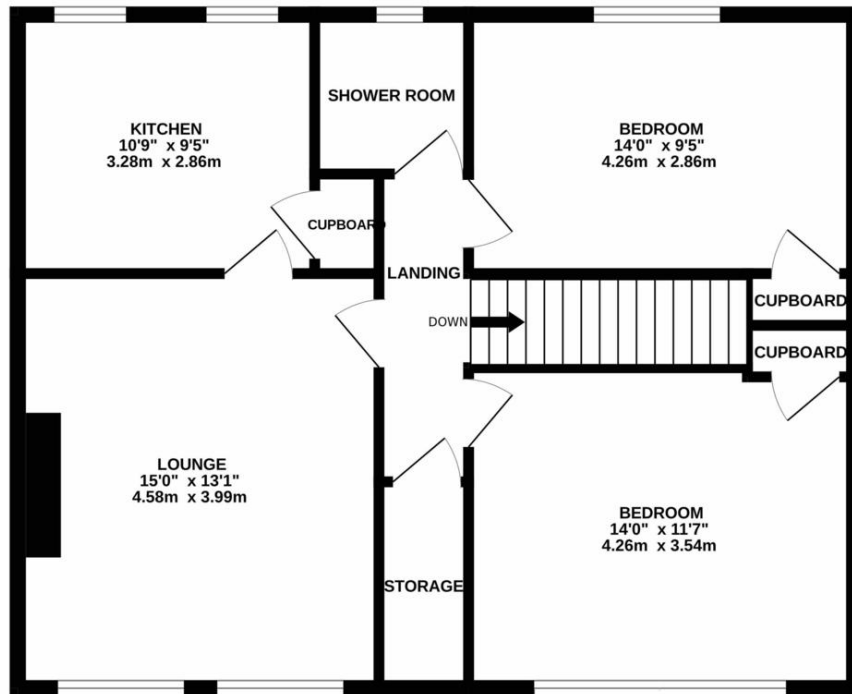
Disclaimer
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Martin & Co would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Martin & Co estate agents.







1ST FLOOR



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Letting Agent Registration No. LARN1807019

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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