

FOR SALE



Racecourse Road, Ayr
Offers Over £160,000


MARTIN & CO



Racecourse Road, Ayr

2 Bedrooms, 1 Bathroom

Offers Over £160,000

- Upper Floor Executive Apartment
- Spacious Accommodation
- Gas Central Heating
- Parking
- 2 Bedrooms

Martin & Co are delighted to present an outstanding 2 bedroom executive apartment on Racecourse Road with partial sea views across to the Isle of Arran.

This unique sandstone character property has been thoughtfully upgraded to combine space and convenience in a sought after tranquil area of Ayr.

The property has a secure entry system leading to the first floor apartment comprising of entrance hallway following in to a bright and airy living room with striking bay window and open plan kitchen. The fully fitted kitchen benefits from integrated appliances, upper and lower units and breakfast bar.

There are two spacious bedrooms including a master bedroom with fitted wardrobes and a bathroom with a contemporary 3-piece suite and a separate shower cubicle.

The property comes complete with gas central heating, partial double glazing and large communal landscaped gardens with residents and visitor parking.



Further benefits include walking distance to Ayr beach, the town centre, abundance of local amenities and excellent transport links. Don't miss the opportunity to view this exceptional apartment.

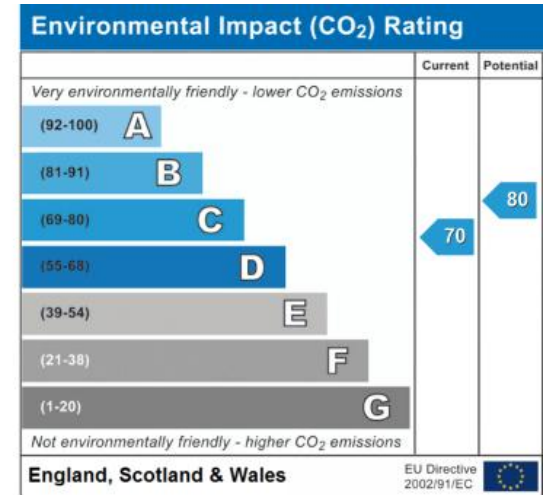
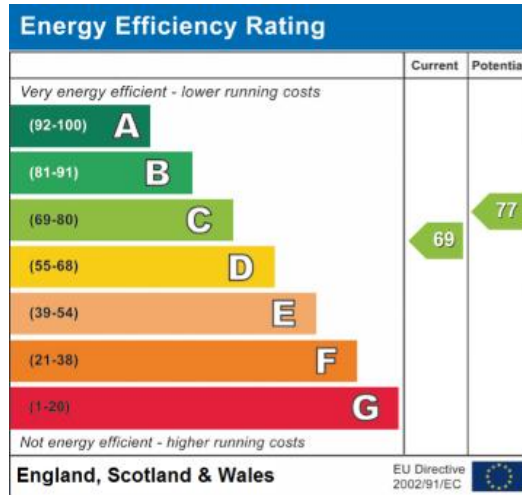
****By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),**

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

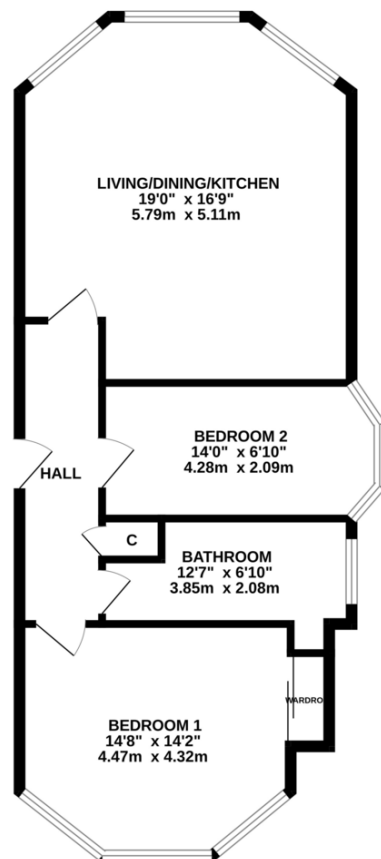
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.







FIRST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02/25

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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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