



For Sale:

2 Bedroom
First Floor Apartment
Offers Over £55,000

21a Burns Statue Square
Ayr
KA7 1SU

For more information contact:

01292 288 222
office@donaldross.co.uk

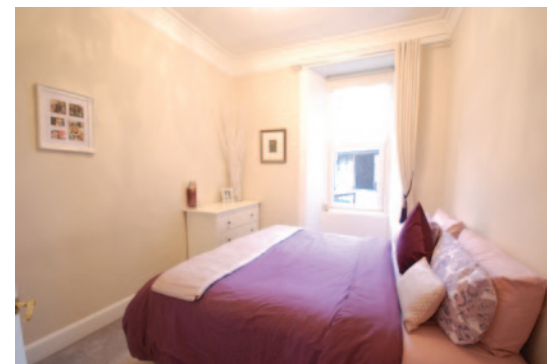


www.donaldross.co.uk



21a Burns Statue Square, Ayr, KA7 1SU

An extremely well presented and spacious two bedroom first floor apartment conveniently situated within the popular Burns Statue Square of Ayr, ideal for first time buyers or buy to let investors.



- Communal Entrance Hall
- Entrance Vestibule
- Hall
- Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Partial Double Glazing
- Portfolio Reference DR0090

21a Burns Statue Square is a very well presented two bedroom first floor flat situated within the popular Burns Statue Square of Ayr. The property has been recently refurbished and benefits from an open outlook over the Square.

Once inside the accommodation comprises an entrance vestibule, hall,

lounge, dining kitchen, two double bedrooms and a bathroom.

The property can be sold individually or as part of an attractive rental portfolio.

Offers Over £55,000

Location

The property is located within Burns Statue Square which is a popular central location convenient for access to nearby restaurants, shops and public transportation. Ayr is the foremost coastal town in southwest Scotland and has superb sporting facilities including championship golf courses, Ayr racecourse, sailing, game and sea fishing, etc. all within the immediate vicinity. Communications are excellent with electrified train service to Glasgow, airports at Prestwick and Glasgow and good road system for commuters. The main industrial belt is 30 miles distant.

Accommodation

| | |
|-----------------|-------------|
| Hall: | 4'7 x 19'7 |
| Lounge: | 12'4 x 13'9 |
| Dining Kitchen: | 11'7 x 13'1 |
| Bedroom 1: | 11'4 x 9'7 |
| Bedroom 2: | 9'2 x 14'4 |
| Bathroom: | 3'9 x 14'9 |

Gross Internal Floor Size

75 M²/ 810 FT²

Home Report

Allied www.onesurvey.org

Council Tax

Band C: £1,390.93

Energy Efficiency Rating

Band C

Directions

From our office continue along Beresford Terrace, cross at the traffic lights and take a left on Burns Statue Square. The property is accessed via the door between Rabbie's and The Drinks Cellar.

Viewing

is by appointment only which can be arranged by contacting us on:

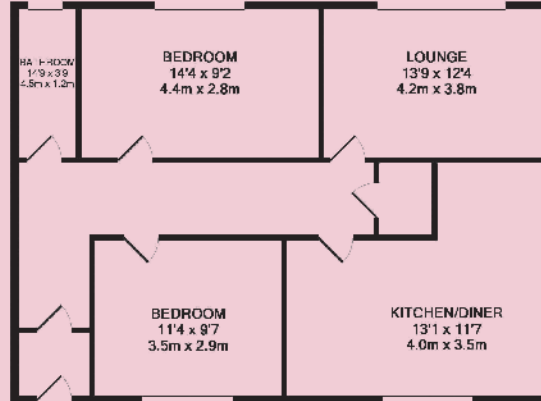
Tel: 01292 288 222

Email: office@donaldross.co.uk

Mon to Fri: 9am - 5:30pm

Thurs: 9am to 6:30pm

Sat: 9am - 3pm



Whilst every effort has been made to ensure the accuracy of the floor plan 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 is given as to their condition or efficiency on any given date.
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