



## 8A PARK TERRACE

AYR



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## 8A PARK TERRACE, AYR

1 | BEDROOMS   1 | BATHROOM   1 | PUBLIC ROOM

**A beautifully presented traditional ground floor conversion overlooking the shared paddock with private garden and perfectly placed in a private position adjacent to the seafront and town centre.**

Number 8A is a traditional lower conversion presented to the market in very good decorative order with an excellent level of fixture and finish. The property will particularly suit those clients on the level living adjacent to the town centre and the seafront. In addition the property enjoys a lovely outlook from the lounge to the front overlooking the paddock (part owned by the property) and has partial sea-views.

Features of the property include a fitted kitchen, three-piece bathroom, double glazing, gas central heating, neutral decoration and new carpets.

In summary the accommodation extends to, a broad and welcoming reception hallway, lounge with feature fireplace and fitted window seat, double bedroom with fitted wardrobe, dining kitchen with double doors to the rear garden and a three-piece bathroom.

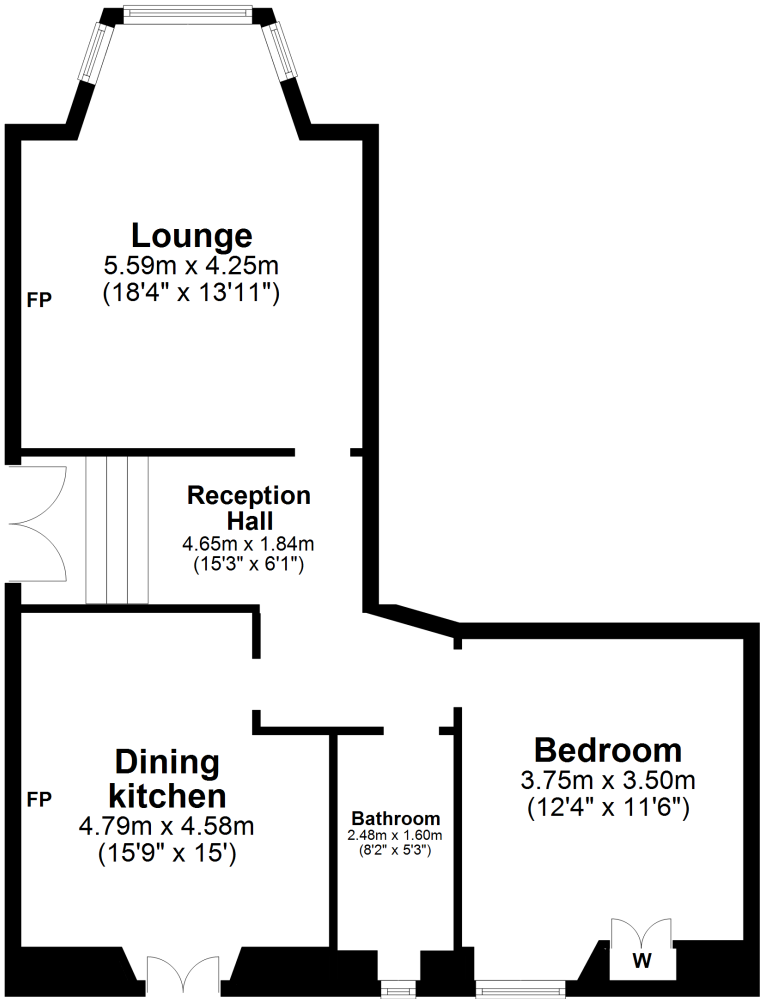
Externally the enclosed rear garden is predominantly laid to low maintenance.

There is also a lock up garage off the rear lane.









Local Area

Park Terrace is an extremely private residential location perfectly placed for both the seafront and town centre. The centre of Ayr provides a plethora of cafes, restaurants and bars and for the commuter there are excellent rail and road links to Glasgow.

AY3853 | Sat Nav: 8A Park Terrace, Ayr, KA7 2AN

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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Corum Ayr  
14 Beresford Terrace, Ayr KA7 2EG

**Tel:** 01292 880 888  
**Fax:** 01292 613 588  
**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)  
[www.corumproperty.co.uk](http://www.corumproperty.co.uk)

