



## FLAT 7, 27 WELLINGTON SQUARE

AYR



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## FLAT 7, 27 WELLINGTON SQUARE, AYR

1 | BEDROOM    1 | BATHROOM    1 | PUBLIC ROOM

**An immaculate third (top) floor apartment in excellent decorative order and enjoying a fantastic outlook across Wellington Square with partial sea-views beyond.**

Flat 7 is a traditional third floor apartment which occupies the entire top floor and enjoys a fantastic location in Ayr town centre within very close proximity to the seafront. The property is presented in true walk-in condition having been comprehensively upgraded and modernised by the current owner and will particularly suit first time buyers, buy to let investors or as a holiday home.

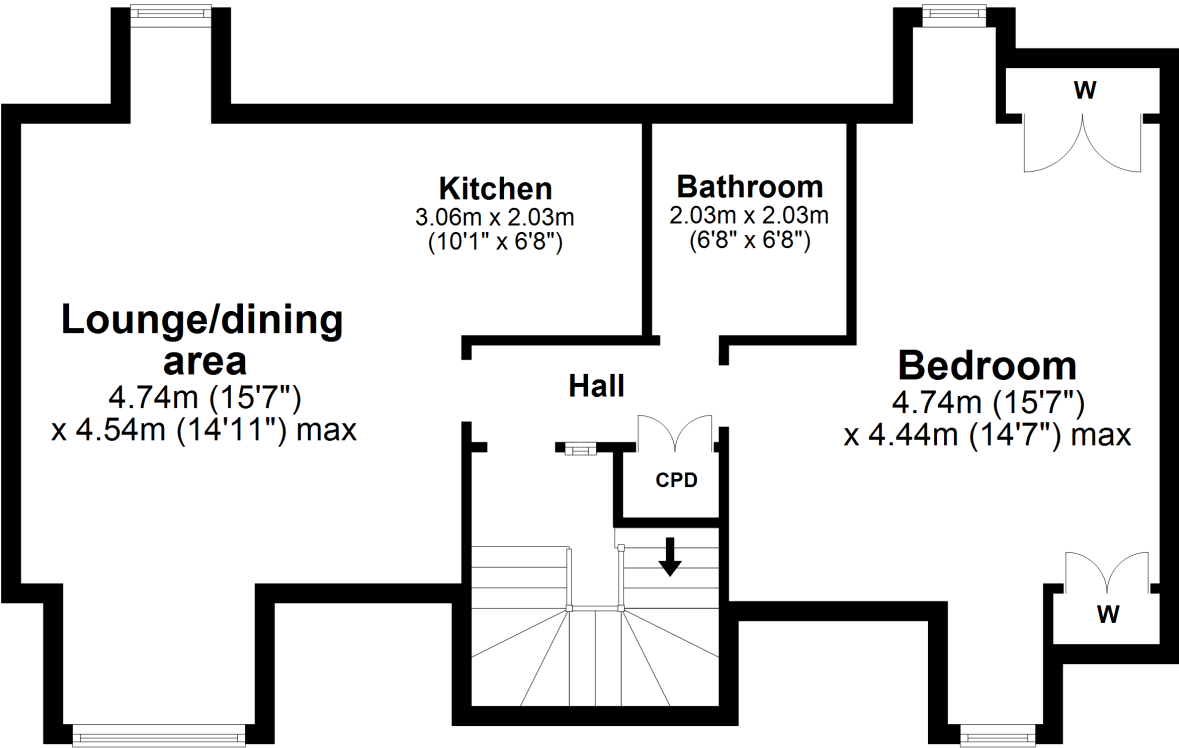
Features and benefits include a newly fitted kitchen with breakfast bar, quality bathroom, electric heating, fresh carpets, double glazing, fitted wardrobes in the double bedroom, extensive storage space, neutral decoration and secure entry.

In summary the accommodation extends to a shared entrance hallway, reception hallway, lounge/dining room semi open plan to the kitchen, double bedroom and a three-piece bathroom. Externally there is private residents parking to the rear of the building.









**Local Area**

Wellington Square is perfectly positioned in the heart of Ayr town centre adjacent to the sea-front and promenade. The location allows for easy access to a wide range of local amenities and is within walking distance of the railway station linking to Glasgow and surrounding districts.

**AY3885** | Sat Nav: Flat 7, 27 Wellington Square, Ayr, KA7 1HH

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



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