

# **2J VICTORIA PARK**

AYR



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### 2J VICTORIA PARK, AYR

### 2 | BEDROOMS 2 | BATHROOMS 1 | PUBLIC ROOM

An immaculate mid terraced townhouse, luxuriously finished throughout and providing well proportioned accommodation with communal manicured gardens and private parking.

Number 2J is a modern mid terrace townhouse which enjoys a wonderful position within close proximity to the seafront and Old Racecourse. The property forms part of a courtyard development converted around 2015 from the Old Racecourse Hotel within one of Ayr's most sought after residential areas.

The property provides a stylish open plan layout and is presented in true walk-in condition with features and benefits including a quality fitted kitchen with integrated appliances, luxury sanitary ware, gas central heating with a 'Viessmann' boiler, quality floor coverings, double glazing, alarm system and extensive storage space.

Externally there are tended communal gardens with areas laid to lawn with shrubbery borders, bin store and both residents and visitor parking. The enclosed courtyard has been hard landscaped and provides a lovely private setting to relax. Adjacent to the property is a private parking space.











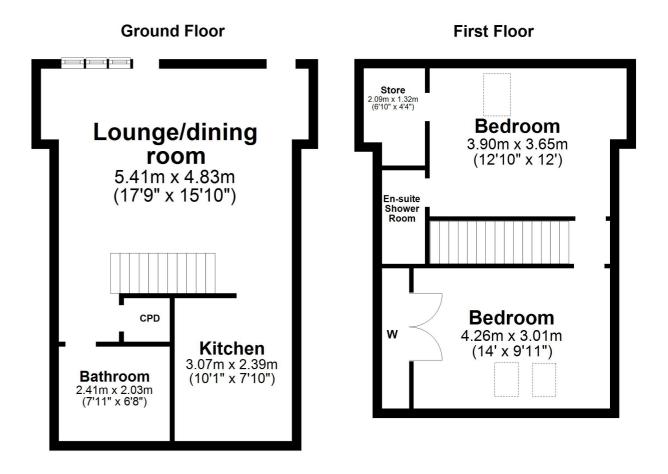












#### **Local Area**

Victoria Park is a truly first class residential address with local amenities at Seafield Stores including a grocery store incorporating a post office and pharmacy while Ayr town centre is less than one mile distant and provides a more comprehensive range of retail shopping and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas. The seafront is a short distance away and offers lovely walks with wonderful views across to the Isle of Arran.

AY3909 | Sat Nav: 2J Victoria Park, Ayr, KA7 2TR

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



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