



FLAT 9, 28 WELLINGTON SQUARE

AYR

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2 | BEDROOMS

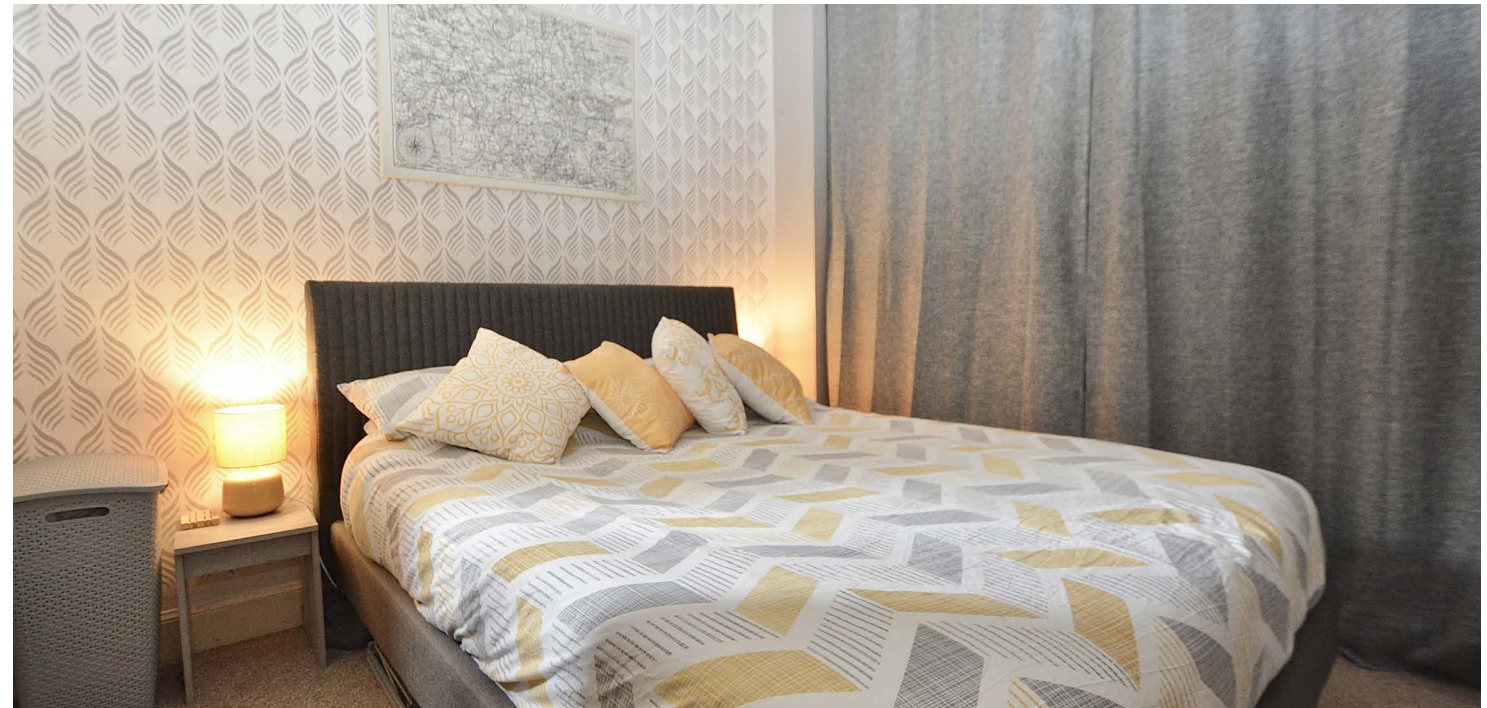
1 | BATHROOM

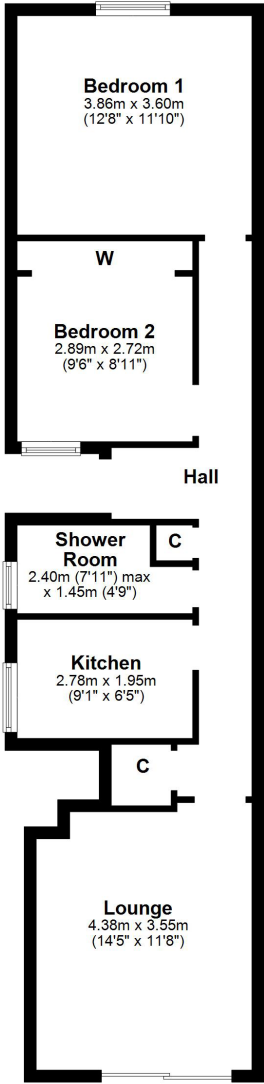
1 | PUBLIC ROOM

An immaculate and truly spacious ground floor apartment in excellent decorative order and enjoying a convenient location at the heart of Ayr, looking out onto Wellington Square and a short walk from the seafront.

Apartment 9 is a traditional ground floor apartment, which occupies the entire ground floor at number 28 and enjoys a fantastic location in Ayr town centre within very close proximity to the seafront, the bus station, the railway station and local schools. The property is presented in true walk-in condition, with a modern shower room suite and kitchen, and the all on-the-level living space will suit a range of potential buyers, including those looking to downsize, first time buyers and buy-to-let investors. There is parking to the rear and a section of private ground immediately outside the patio doors from the lounge.

In more detail, the internal accommodation extends to a private entrance hallway with two storage cupboards, a spacious lounge with patio doors out to a private garden area, a modern fitted kitchen with ample wall and base units, a luxury shower room suite and two double bedrooms. The property has double glazing, modern energy efficient electric radiators, quality floor coverings and externally there is an allocated car parking space to the rear of the building.





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.

AY4873 | Sat Nav: 28 Wellington Square, Ayr, KA7 1HH

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



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