



**37 FORT STREET**

AYR

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c o r u m





**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**A traditional ground floor flat offering extensive accommodation in excellent decorative order with own front and rear doors and private garden.**

Number 37 is a traditional main door ground floor flat which enjoys a fantastic position in the heart of Ayr and will suit a wide range of potential purchasers. The property is presented in good decorative order throughout with generous room sizes and high ceilings which accentuate the feeling of space and it also includes a private garden accessed from double doors in the dining area.

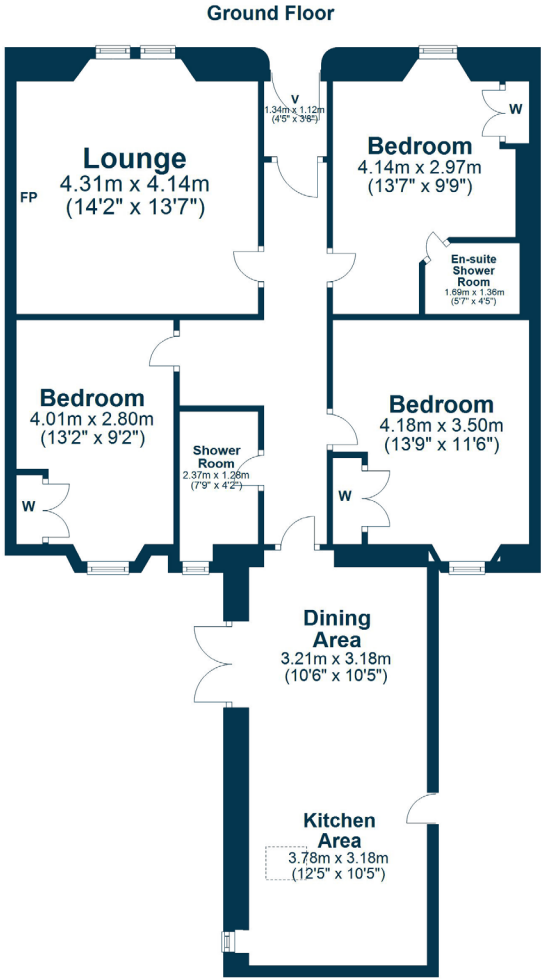
In more detail, the accommodation comprises of an entrance vestibule, reception hall, front facing lounge with cornice work and centre rose, three double bedrooms (one with en-suite shower room and all three benefitting from fitted wardrobes), open plan dining kitchen and three piece shower room.

Outside the private garden is fully enclosed and laid to red whin chips. There is a gate entry to a shared garden which is predominantly laid to lawn.









Fort Street is perfectly placed adjacent to Ayr town centre and close proximity of the seafront and the Grammar School. The town centre offers a comprehensive range of amenities including retail shopping, transport and recreational facilities. For the commuter there is easy access to the A77/M77 bypass which links to Kilmarnock, Glasgow and surrounding areas. The railway station is approximately ten minutes walk and provides swift commuting times to Glasgow.

**AY4879** | Sat Nav: 37 Fort Street, Ayr, KA7 1DG

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





WE'RE **SOLD** ON  
YOUR FUTURE



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