



# 33 ROWALLAN COURT

AYR

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A beautifully presented modern second floor apartment with spacious accommodation, private balcony overlooking the River Ayr, lift and stair access and designated parking space.**

Number 33 is a modern second floor apartment within the popular Citadel Quay development at Ayr shorefront. The apartment has been comprehensively upgraded and modernised by the current owners and provides all the conveniences of a modern home including a fitted kitchen, luxury three piece shower room, double glazing, gas central heating with a 'Glow-worm' boiler, good cupboard and wardrobe space, neutral decoration and secure entry.

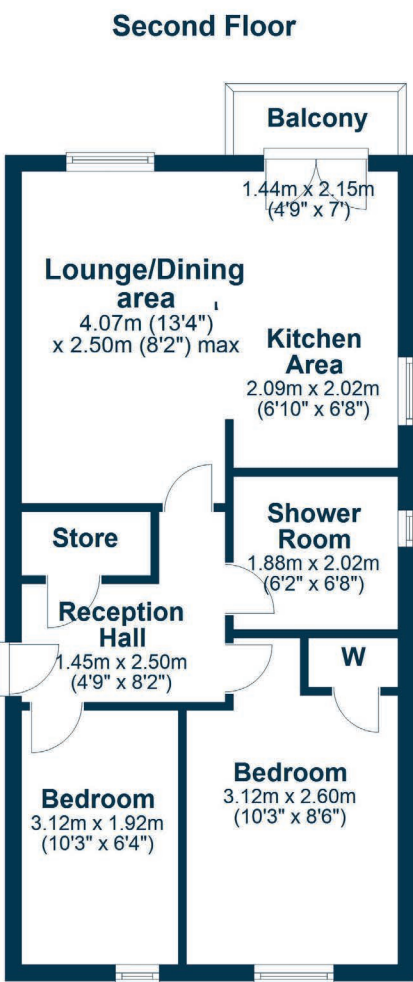
In summary the accommodation extends to a reception hallway, stylish open plan lounge/dining rm/kitchen with balcony off, two bedrooms and a three piece shower room.

In addition the property benefits from a private parking space close to the communal entrance to the property.









Rowallan Court is a stylish development of apartments positioned on the River Ayr and adjacent to the town centre. The development provides high quality town centre living with an excellent level of specification within close proximity to a wide range of amenities. There are a wide range of amenities close by and for the commuter excellent road and rail links to Glasgow and surrounding areas.

**AY5326** | Sat Nav: 33 Rowallan Court, Ayr, KA7 1JR

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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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