



12B GARDEN STREET

AYR

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

An immaculately presented and impressively spacious ground floor apartment in the heart of the market town of Ayr, with a secure entry, modern fixtures and fittings throughout, spacious accommodation and ample private courtyard parking.

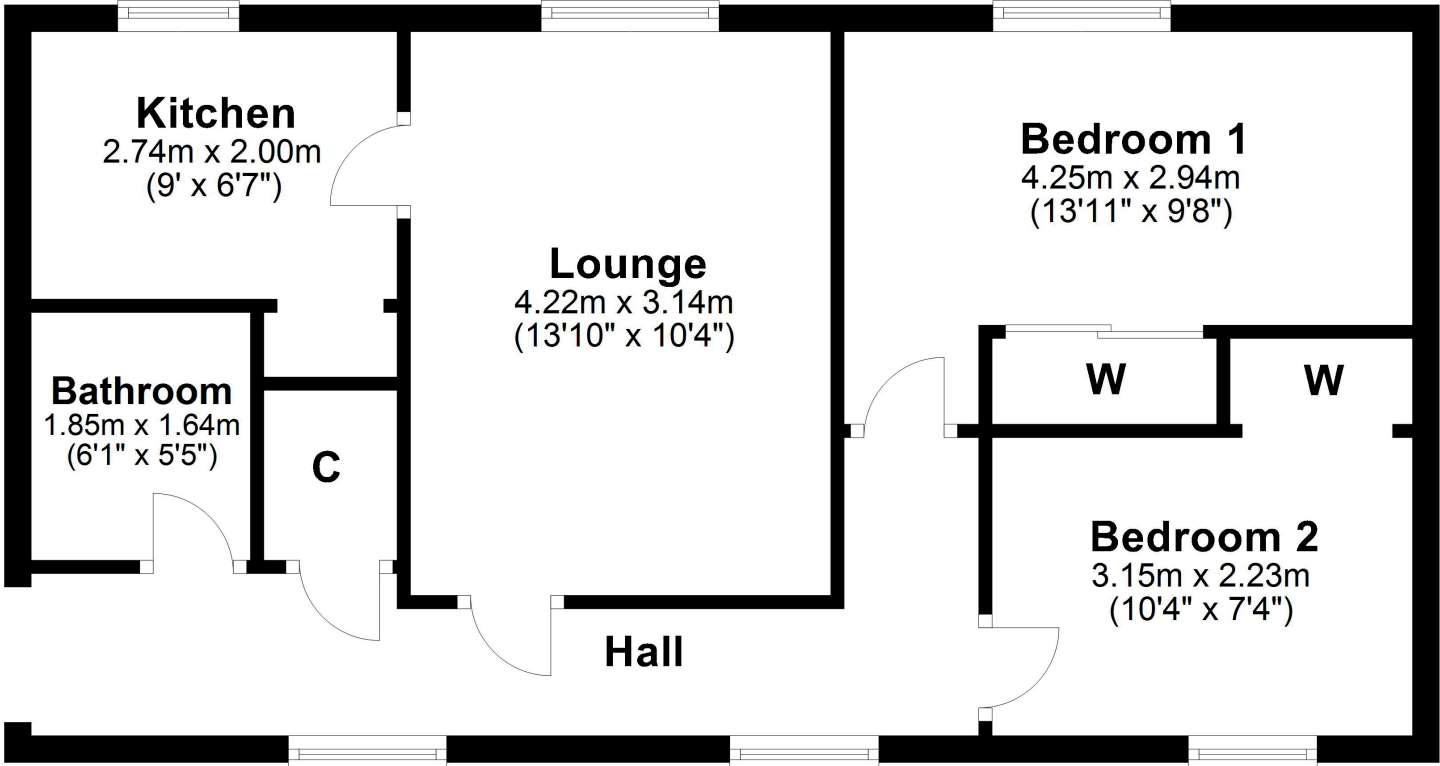
12b Garden Street is an outstanding and impressive example of a spacious ground floor apartment close to all the amenities offered by Ayr town centre and presented to the market in walk-in condition. There is a luxury bathroom suite, a large modern kitchen and ample storage space throughout. This fantastic apartment has a secure front door entry with a well-maintained hallway and off road parking within the private courtyard at the rear.

In more detail, the internal accommodation extends to an entrance hall with a storage cupboard, a spacious lounge leading through to the newly fitted kitchen with a storage cupboard or space for a fridge/freezer, a newly fitted family bathroom suite with shower over bath, and two bedrooms, both with fitted wardrobes. The property benefits from gas central heating with a combi boiler, double glazing and is in excellent condition.









12b Garden Street enjoys a convenient location in the heart of Ayr, placing a wide range of amenities within easy reach. Just a short distance away, residents will find several major supermarkets including Lidl, Aldi, Tesco and Morrisons. Ayr town centre is within walking distance and provides a variety of local shops, cafes and bars. The property is well connected by public transport, with Ayr train station, offering regular services to Glasgow and surrounding areas. For those who enjoy the outdoors, Ayr harbour and the nearby seafront offer scenic spots for walking and relaxing. Leisure facilities at the Citadel, including a gym and swimming pool, are also close by, making this an ideal location.

AY5328 | Sat Nav: 12B Garden Street, Ayr, KA8 0BB

For the full home report visit www.corumproperty.co.uk

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



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