



44 MILL STREET

AYR

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c o r u m



2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

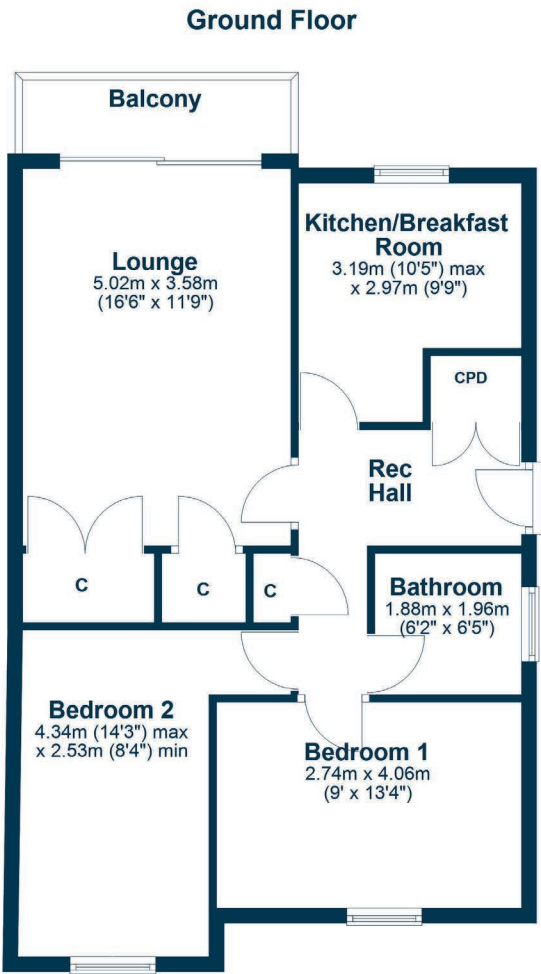
This spacious two bedroom, first floor flat has a spacious lounge with patio doors flowing onto a sit-out balcony. The property has a communal entrance, a wide reception hall, plenty of storage, a fitted breakfasting kitchen, two double bedrooms, a bathroom. It's awaiting your refurbishment touches to restore its full sparkle.

Set on the first floor at 44 Mill Street, this inviting flat greets you with a generous lounge with patio doors onto a peaceful sit-out balcony. Within the lounge area, there's a cleverly built-in storage recess, perfect for housing your media essentials. The reception hall offers additional storage opportunities, for all your coats and shoes.

The breakfasting kitchen has overhead and base cupboards and room for a small table and chairs. The flat has two well-proportioned bedrooms, each with space to accommodate wardrobes. The bathroom has a three-piece suite, shower over bath.

Although the property requires a touch of refurbishment, its practical layout, bright interior, and excellent storage, make it a sound investment for either a first-time buyer or a buy-to-let investor.





Nestled in the heart of Ayr, this flat delivers unparalleled convenience just a stone's throw from Ayr Central; a vibrant covered shopping centre brimming with big-name shops like Primark, Next, Starbucks, Costa Coffee, River Island and more, all just a short stroll away. For your daily essentials, supermarkets and independent retail outlets pepper the nearby streets.

For entertainment, the town centre is within easy reach of a cinema and riverside arts venues, while cultural charm and scenic walks along the river or to Burns-related landmarks lie a gentle walk away. Ayr Railway Station sits just a few minutes' walk from the front door, offering frequent services to Glasgow (around a one-hour journey). Road access is equally convenient, with the A77 connecting swiftly to the M77/M8 corridors and beyond.

AY5368 | Sat Nav: 44 Mill Street, Ayr, KA7 1TJ

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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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Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk