



Parklands, Ayr, KA6 6NN

Offers Over £85,000

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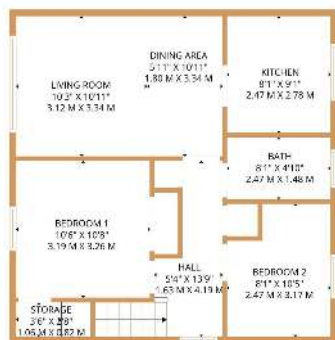
Home Report and Viewing Request is available directly on 'Belmont Property' site listings

The accommodation is arranged over two levels and features a bright lounge, modern fitted kitchen, contemporary shower room and two well-proportioned double bedrooms. The property is in excellent decorative condition and enjoys open outlooks, double glazing and efficient heating.

Externally, the home benefits from an enclosed private rear garden with lawn and garden shed, along with communal private parking. An ideal home for first-time buyers, young professionals or downsizers seeking low-maintenance modern living close to local amenities.

Conveniently positioned within walking distance of shops, transport links and everyday services, the property offers easy access to Ayr (approx. 5 miles), which provides a wider selection of retail, leisure and travel facilities.





1ST FLOOR



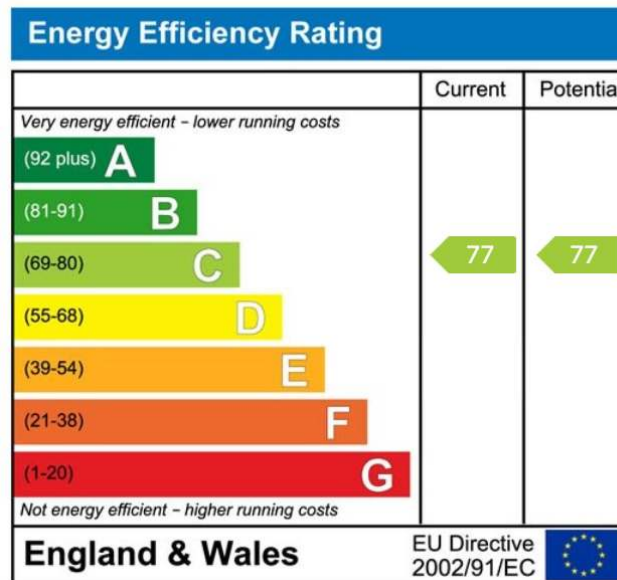
BASEMENT



TOTAL: 631 sq. ft., 59 m²
 Basement: 32 sq. ft., 3 m², 1st floor: 599 sq. ft., 56 m²
 EXCLUDED AREAS: STORAGE: 16 sq. ft., 1 m², HALLS: 66 sq. ft., 6 m²
www.belmontproperty.com



- First-floor flat
- Quiet cul-de-sac
- Bright and spacious lounge
- Modern kitchen
- Two generous double bedrooms
- Contemporary shower room
- Private enclosed rear garden
- Private communal parking
- EPC Rating C (77)
- Council Tax Band C



01292 437 045
 office@belmontproperty.com
 24 Dalmellington Road, Ayr, KA7 2PZ

belmontproperty.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements