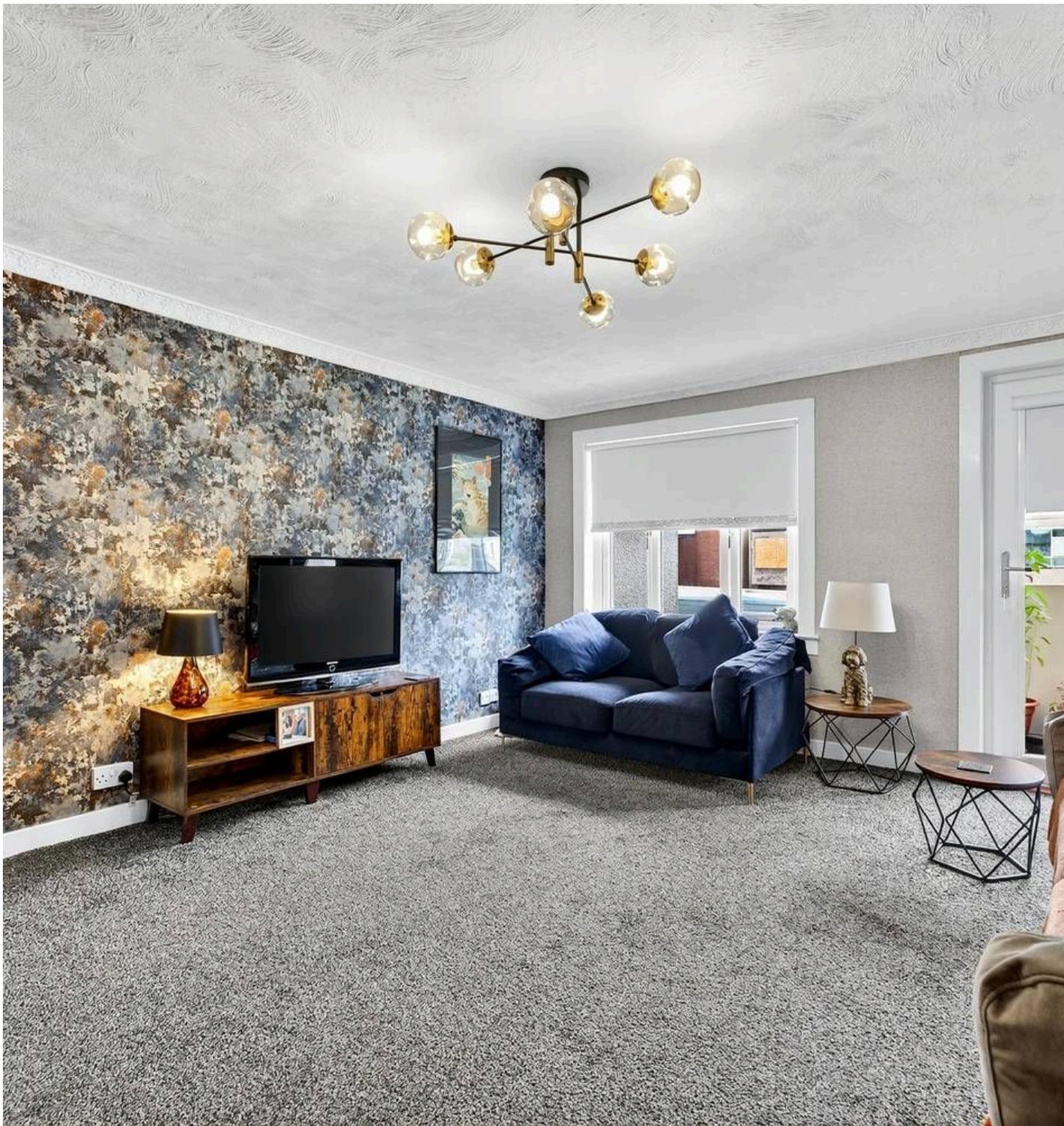




13c Philip Square, Ayr

In Excess of £50,000

DONALD
ROSS
RESIDENTIAL



13c Philip Square

Ayr,

A spacious two-bedroom first floor flat with balcony, fitted kitchen, and modern bathroom, set within walking distance of Ayr town centre, Ayr College, University campus, schools, and transport links.

Council Tax band: A

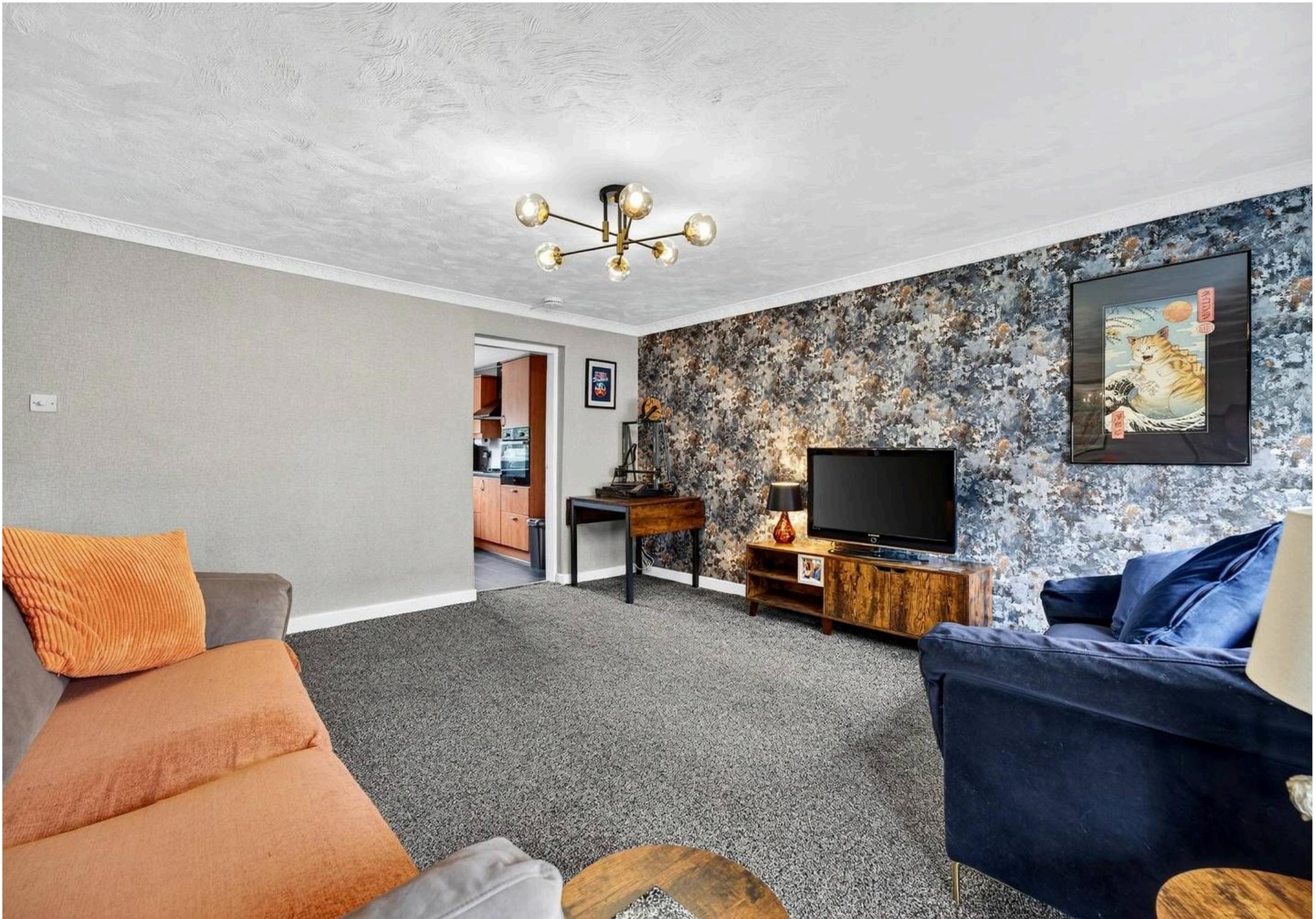
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious first-floor flat with two double bedrooms
- Bright lounge with balcony access
- Modern fitted kitchen with ample storage and workspace
- Contemporary bathroom with full-height wall panelling
- Principal bedroom with extensive fitted wardrobes
- Welcoming Hallway with storage
- Double glazing throughout
- Excellent first-time buyer or investment opportunity
- Walking distance to Ayr College and University campus
- Close to town centre, shops, schools, and transport links

























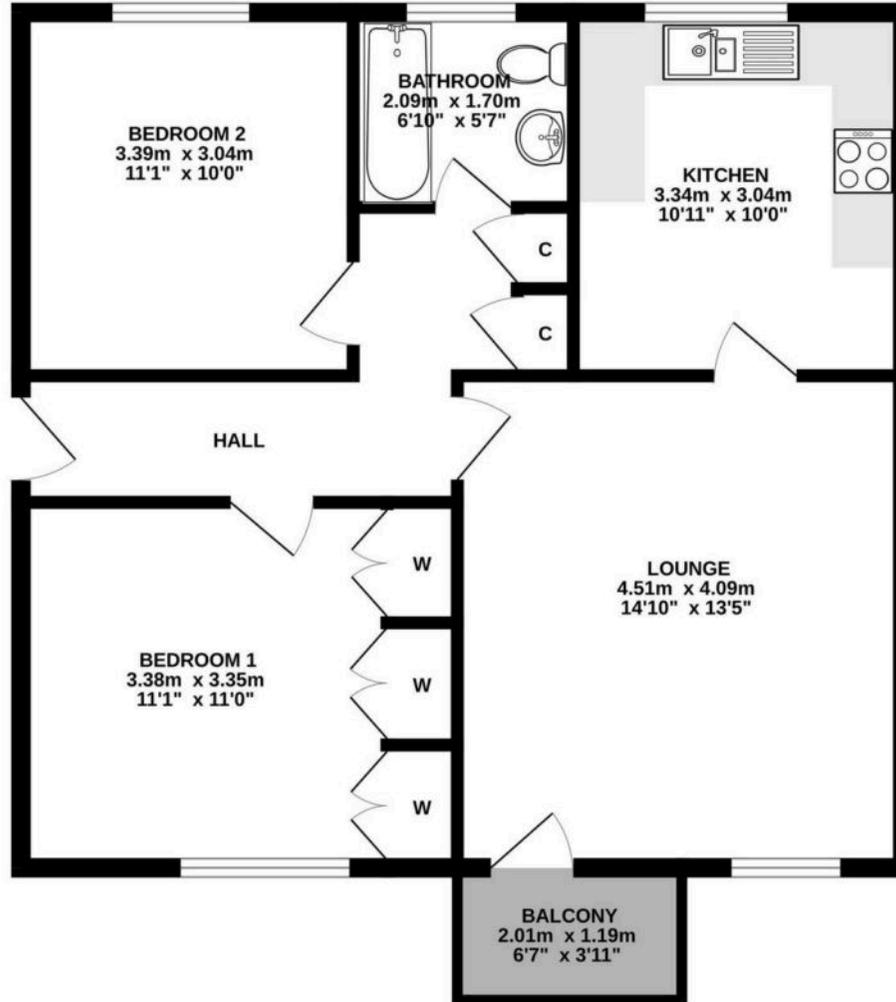
The Lindum
Blackpool

13





1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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While every effort has been made to ensure accuracy, buyers should independently verify all details and review the Home Report before submitting an offer. No warranty or representation is given regarding the property, and neither the agent nor the seller accepts responsibility for any inaccuracies. Buyers must satisfy themselves on all legal aspects.