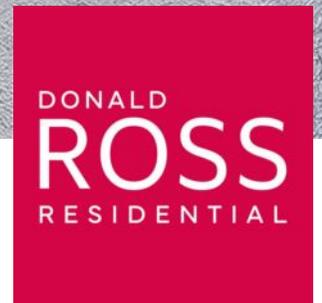




78 Paterson Street, Ayr

In Excess of **£70,000**





78 Paterson Street

Ayr

One-bedroom ground floor flat with lounge, sun room, shower room and large private gardens. Requiring modernisation, this home offers superb potential for buyers and investors close to Ayr town centre.

Council Tax band: A

Tenure: Freehold

- One-bedroom ground floor flat with private entrance
- Bright lounge leading into sun room
- Sun room overlooking private rear garden
- Spacious double bedroom
- Shower room with three-piece suite
- Kitchen requiring refurbishment
- Generous private gardens to front and rear
- Timber shed offering useful outdoor storage
- Excellent opportunity to add value through modernisation
- Ideal for first-time buyers, downsizers or investors

























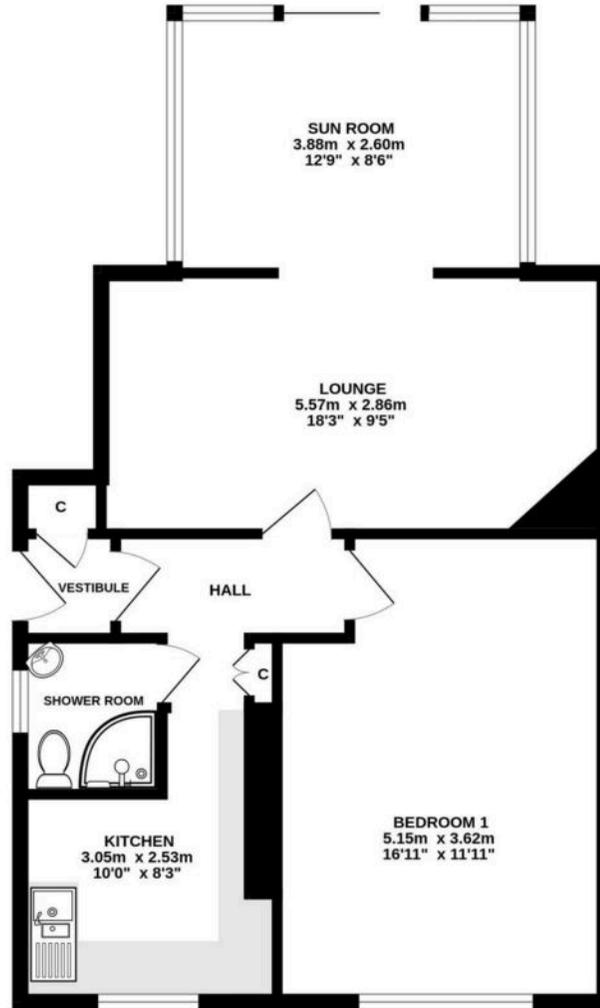








GROUND FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

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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