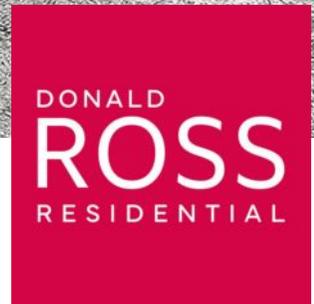




## 1 Ettrick Place, Ayr

In Excess of £90,000





# 1 Ettrick Place

Ayr

Modern two-bedroom ground floor flat in a sought-after Ayr location, offering bright living space, stylish kitchen, and bathroom, secure entry, and nearby parking, ideal for first-time buyers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well presented ground floor flat in a popular Ayr location
- Bright and spacious lounge with stylish décor
- Contemporary fitted kitchen with breakfast bar
- Two double bedrooms, both with built-in storage
- Modern three-piece bathroom with shower over bath
- Attractive, tasteful interiors – ready to move into
- Gas central heating and double glazing throughout
- Secure entry to neat communal close
- On-street parking available nearby
- Ideal first-time buy, downsizer or investment purchase









ABBNEY  
ROAD NW8  
LONDON ENGLAND

















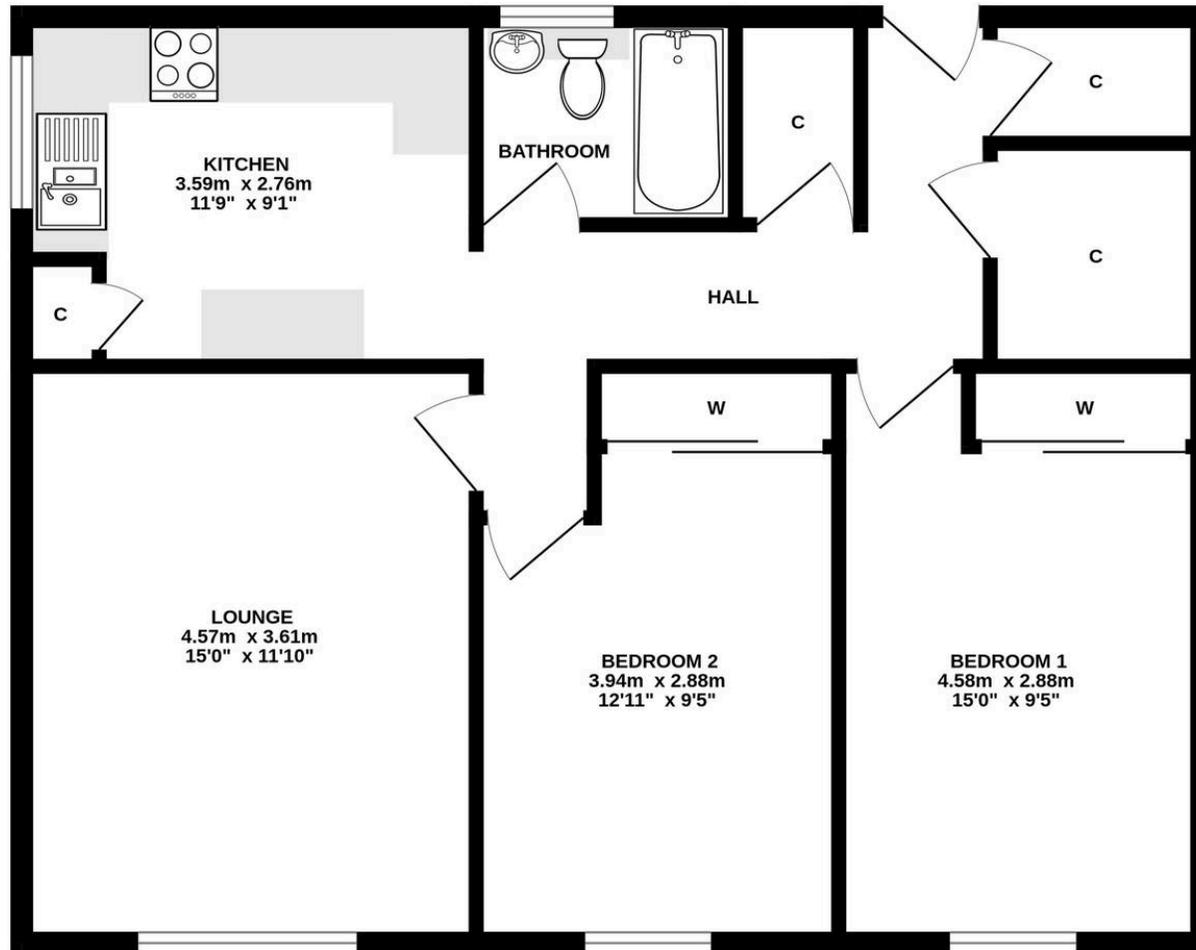








# GROUND FLOOR



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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## Donald Ross Residential Ayr

Donald Ross, 1 Beresford Terrace - KA7 2ER

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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.