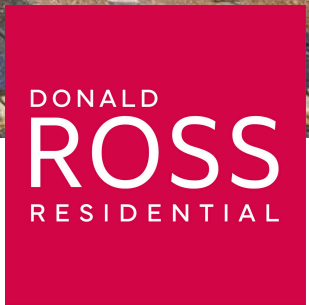




23 Ashgrove Street, Ayr

In Excess of **£325,000**





23 Ashgrove Street

Ayr, Ayr

CLOSING DATE 10TH APRIL @ 11AMElegant four-bedroom detached villa with period features, modern kitchen, study, spacious living areas, and bathrooms. Prime location near train station, town centre, and river walks.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- Traditional Detached Red Sandstone Villa
- Beautiful cornicing and fireplaces
- 4 public rooms filled with natural light
- 4 spacious bedrooms and study
- Contemporary kitchen and utility
- Large family bathroom, shower room on the ground floor and separate wc
- Minutes walk to train station and town centre
- Stunning river walks close by
- Detached side by side single garages with rear access

























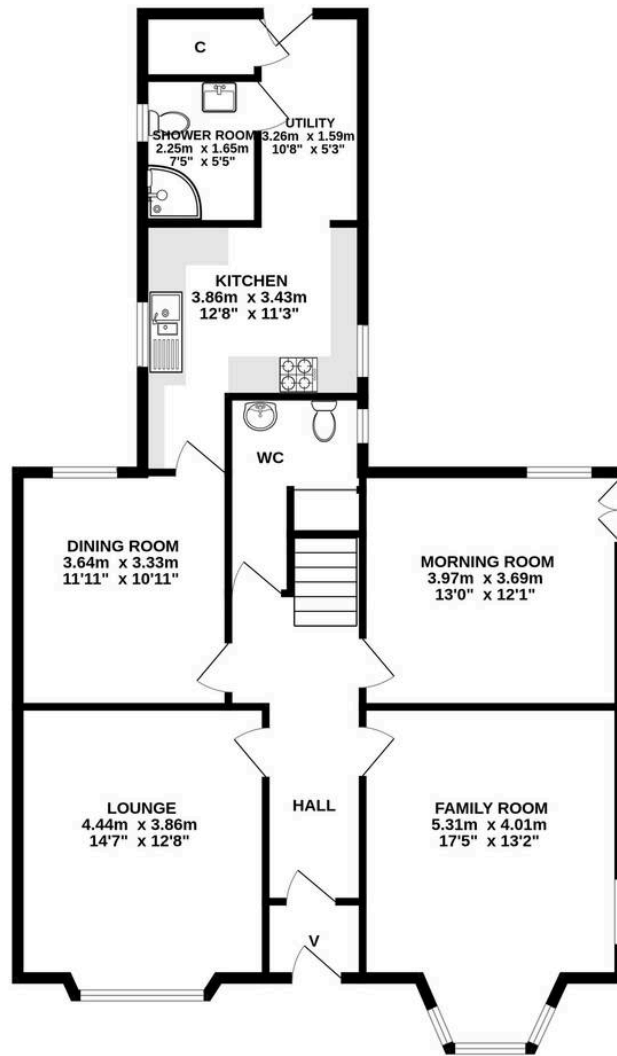




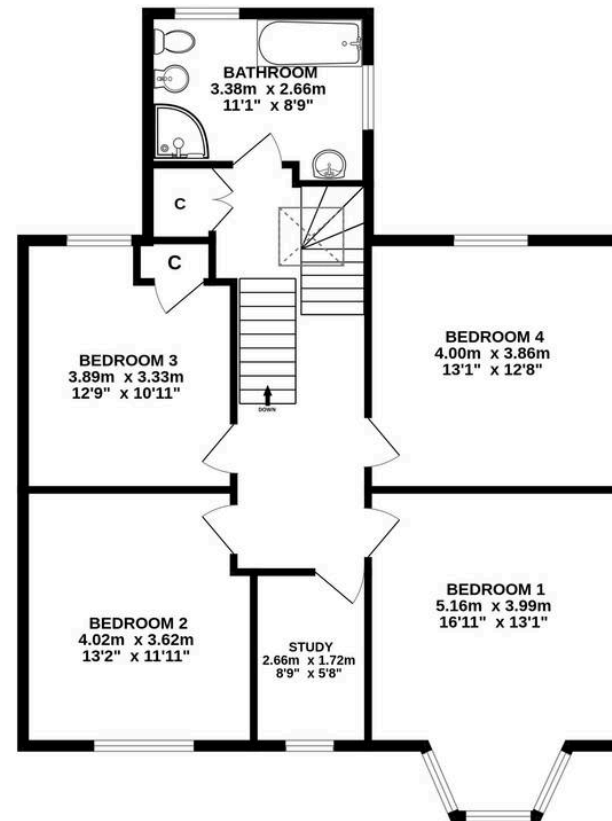




GROUND FLOOR



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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