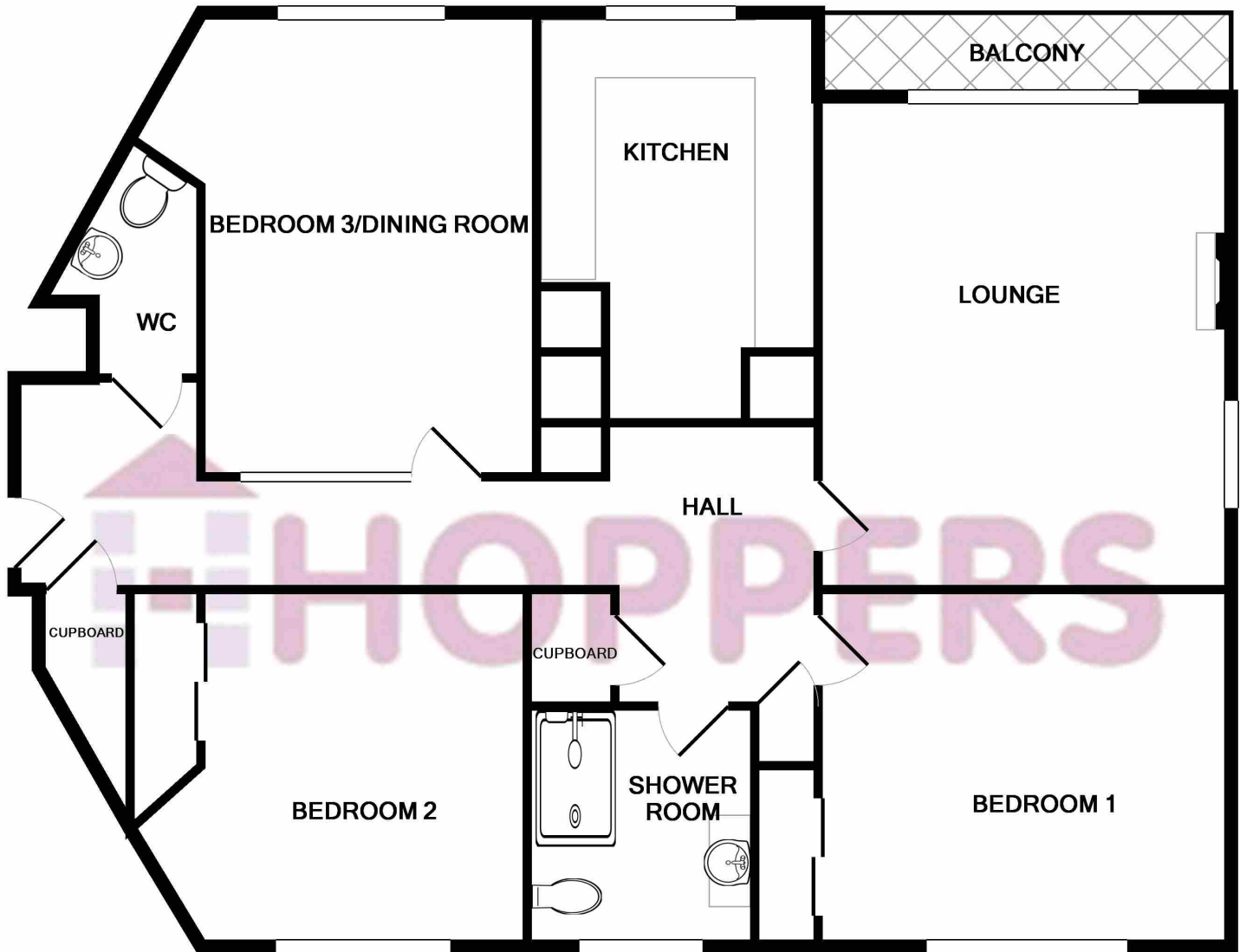




An impressive, large 3 bedroom 2nd floor apartment overlooking Ayr Beach. Comprising spacious lounge with balcony & sea views, kitchen, 3 large dbl bedrooms, shower room & WC. With private garage, residents parking and gardens, lift & secure entry.

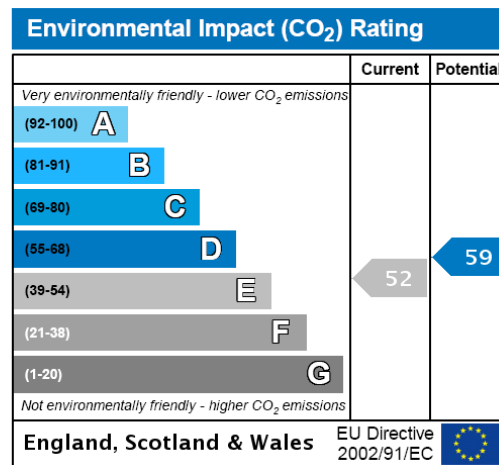
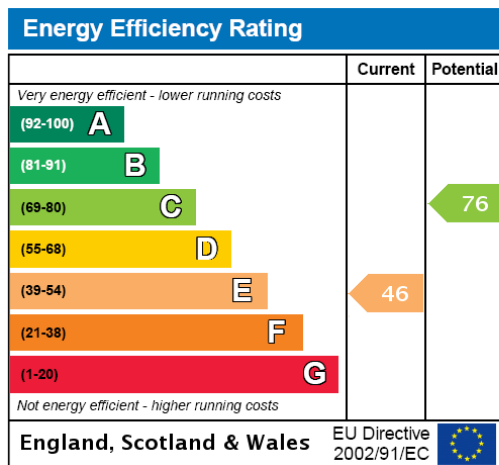




TOTAL APPROX. FLOOR AREA 1281 SQ.FT. (119.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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91 Fairfield Park, Ayr, KA7 2AU

Hoppers Estate Agency are delighted to market this impressive 2nd floor flat in this sought after development on Ayr Beach front. Comprising lounge with large private balcony, kitchen, 2 bedrooms, 3rd bedroom/dining room, bathroom and WC. With excellent storage throughout, DG and GCH. There are large, immaculately kept communal gardens, private garage, residents parking spaces, a secure door entry system and lift.

Overlooking Ayr Beach front and the Low Green, and with Ayr Town Centre close by, this is an enviable location with outstanding sea views. The property is suited to a variety of buyers and viewings are highly recommended.

In more detail, a welcoming and well kept entrance with lift provides access to this impressive 3rd floor flat. With brand new carpets and freshly painted walls throughout, the property is presented in walk-in condition. A long reception hall on entrance leads to the lounge; a large room with neutral decor, brightened by dual aspects to the North and West. To the West is a large private balcony overlooking the beach and with spectacular views of Arran and beautiful evening sunsets. The lounge is spacious enough to accommodate lounge furniture as well as a family dining table. Next to the lounge lies the kitchen; this room would benefit from modernisation but is a large space with great potential, and it further benefits from the same impressive sea views. There are potentially 3 large double bedrooms in the property; one of these rooms has previously been used as a dining room so there is some flexibility with the layout. All three rooms are large and bright and two contain fitted wardrobes offering excellent storage. The main shower room is modern and bright, with white suite and corner shower cubicle, and there is a second WC on entry to the property.

EXTERIOR

The property has large communal grounds, a neatly kept lawn for residents use which has sunny South and West facing aspects. The property has its own garage and residents parking spaces.

DIMENSIONS

Lounge: 14'6x17'4 approx.
 Kitchen: 9'11x14'5 approx.
 Bedroom 1: 14'7x12'7 approx.
 Bedroom 2: 11'4x12'7 approx.
 Bedroom 3: 10'6x16'4 approx.
 Kitchen: 9'11x14'5 approx.
 Shower Room: 8'0x8'6 approx.

INCLUDED IN SALE

All floor coverings, light fittings and window blinds.



VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788

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