

25 Waggon Road

AYR, SOUTH AYRSHIRE, KA8 8DW



TWO-BEDROOM FLAT LOCATED
IN THE HEART OF AYR



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McEwan Fraser Legal is delighted to present an exquisite two-bedroom flat in pristine condition, this recently refurbished gem invites discerning buyers to elevate their lifestyle in the heart of Ayr.

Beyond the stylish façade, this residence provides a blank canvas for personalization, allowing the future owner to infuse their unique taste and style. The property features a small, enclosed chipped garden at the front, offering a private outdoor oasis for relaxation. Complementing this is a communal rear garden, providing a shared space for socialising and enjoying the outdoors.

Step inside to discover a meticulously updated interior, where modern finishes and contemporary design seamlessly blend. The recently refurbished toilet adds a touch of luxury to the everyday. This flat is a perfect fit for first-time buyers seeking a turnkey solution, downsizers desiring low-maintenance elegance, or astute investors eyeing a property with exceptional potential. Don't miss the opportunity to own a piece of refined living in Ayr. Your blank canvas awaits to be transformed into a home that reflects your individual style and aspirations!







Bedroom 1

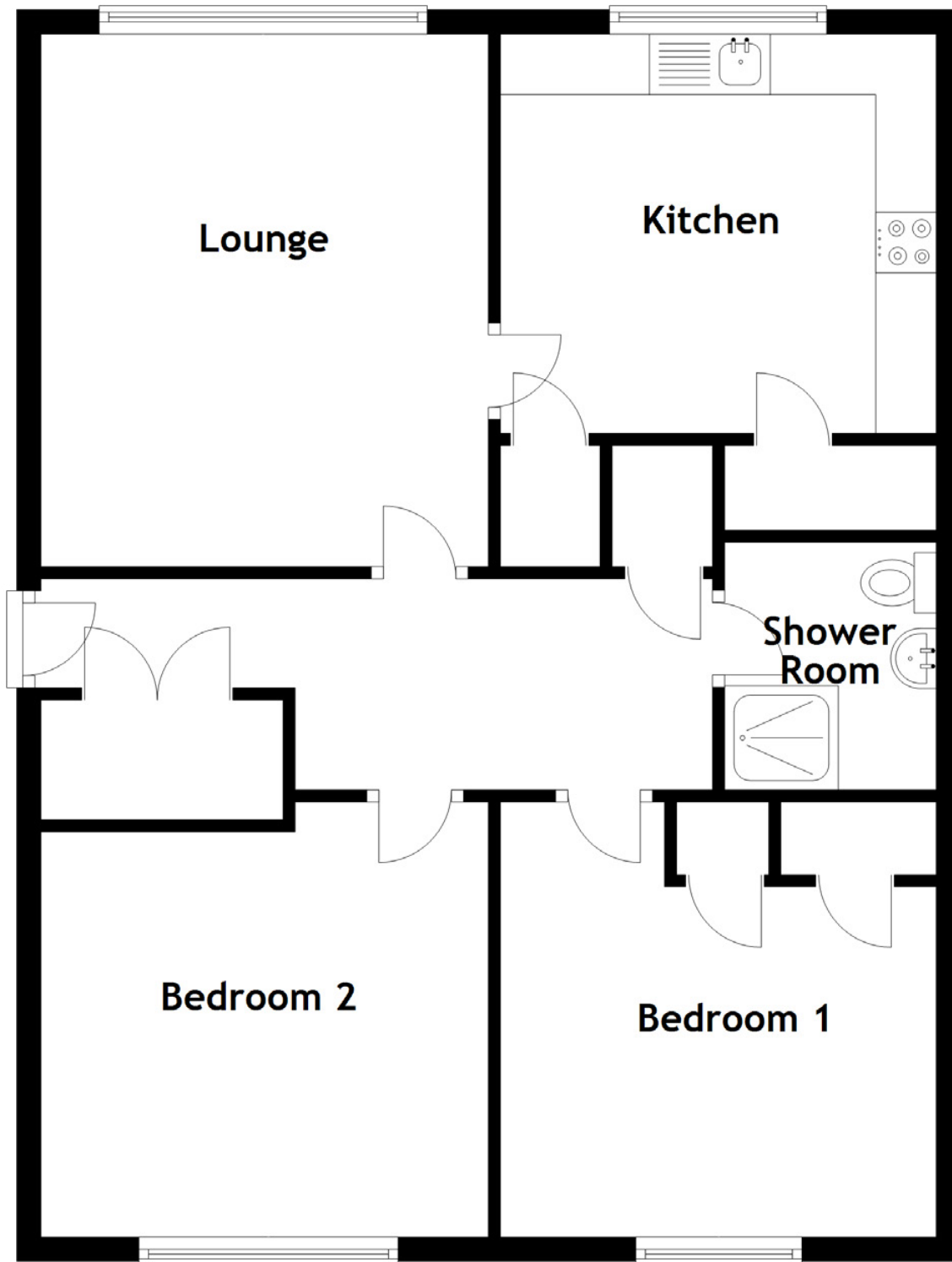




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.70m (12'2")	Shower Room	2.05m (6'9") x 1.75m (5'9")
Kitchen	3.60m (11'10") x 3.30m (10'10")		
Bedroom 1	3.60m (11'10") x 3.60m (11'10")	Gross internal floor area (m ²): 74m ²	
Bedroom 2	3.70m (12'2") x 3.35m (11')	EPC Rating: E	

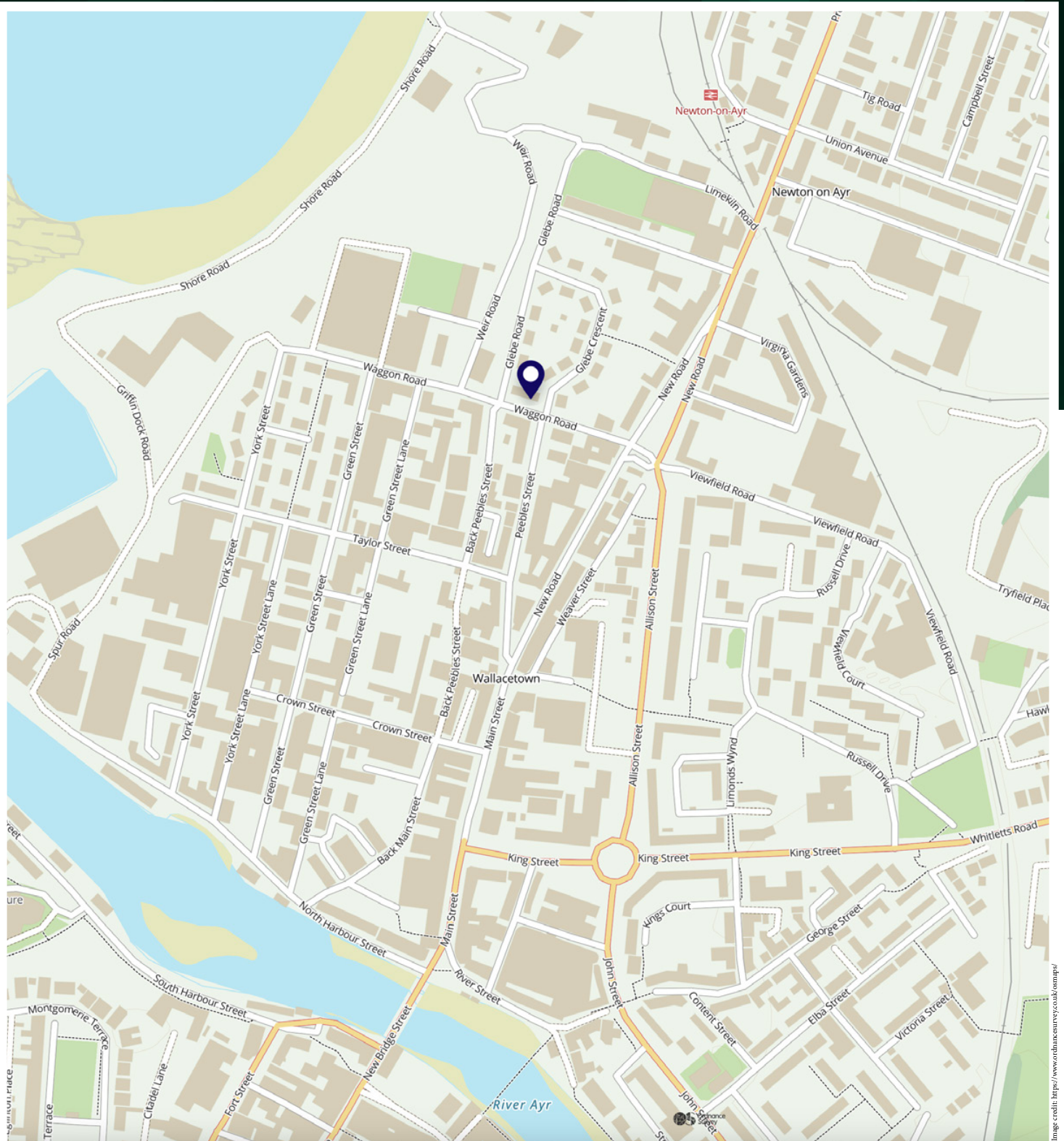




Welcome to 25 Waggon Road, an enchanting residence in Ayr, South Ayrshire, that offers a lifestyle of unparalleled convenience and cultural richness. This property is strategically located, with the nearest bus station just a short stroll away, providing seamless connectivity for daily commutes. The Ayr train station is within easy reach, enhancing accessibility for those who prefer rail transport. Residents will find themselves in close proximity to a variety of shops, with the bustling town centre and its array of retail options just a few minutes away. Families with school-going children will appreciate the esteemed Ayr Grammar Primary School and Belmont Academy, both renowned for their academic excellence, located within a comfortable distance.

For leisure and local activities, the property is surrounded by verdant parks and recreational spaces, fostering a vibrant community atmosphere. History enthusiasts will be delighted to explore the nearby Burns Cottage, the birthplace of Robert Burns, adding a touch of historical significance to the neighbourhood. 25 Waggon Road isn't just a home; it's an address that seamlessly integrates modern living with the rich tapestry of Ayr's cultural and educational offerings. Welcome to a residence that goes beyond bricks and mortar, offering a lifestyle that caters to both convenience and a sense of heritage.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BOBBY WALKER-LYNCH
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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