



For Sale:

4 Bedroom
Second Floor Flat

Offers in Excess of £120,000

35
Sandgate
Ayr
KA7 1BG

For more information contact:

01292 288222
office@donaldross.co.uk



www.donaldross.co.uk





35, Sandgate, Ayr, KA7 1BG

A magnificent four bedroom second floor duplex flat spanning over 140 square meters (1,500 sq.ft) of spacious luxury accommodation having been comprehensively refurbished throughout occupying the entire second and third floor of a stunning Georgian building located within a most convenient town centre location.

- Private Main Door Entry on Ground Floor
- Hall
- Lounge with gas fired stove
- New high quality Kitchen
- New Shower room
- Four Double Bedrooms
- Gas central heating
- Double glazed sash and case windows
- On street permit parking
- A magnificent flat within an iconic building in the heart of Ayr town centre

Council Tax
Band C

Energy Efficiency Rating
Band D

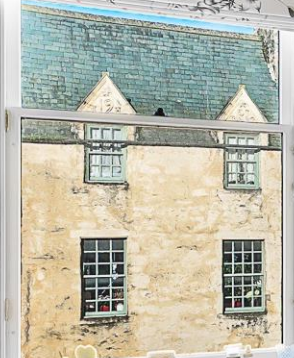
Viewing
Is by appointment only which can be
arranged by contacting us on:

Tel: 01292 288222
Email: office@donaldross.co.uk

Mon to Fri: 9am – 5:30pm
Sat: 10am – 2pm
Sun: 10am – 2pm

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Wooden dining table and chair set positioned under a window with a green cushioned seat.



Shelving unit with plants and decorative items, including a kettle and a potted plant.

Kitchen counter area featuring a coffee machine, a kettle, and a sink.

Front-loading washing machine integrated into the kitchen cabinetry.





















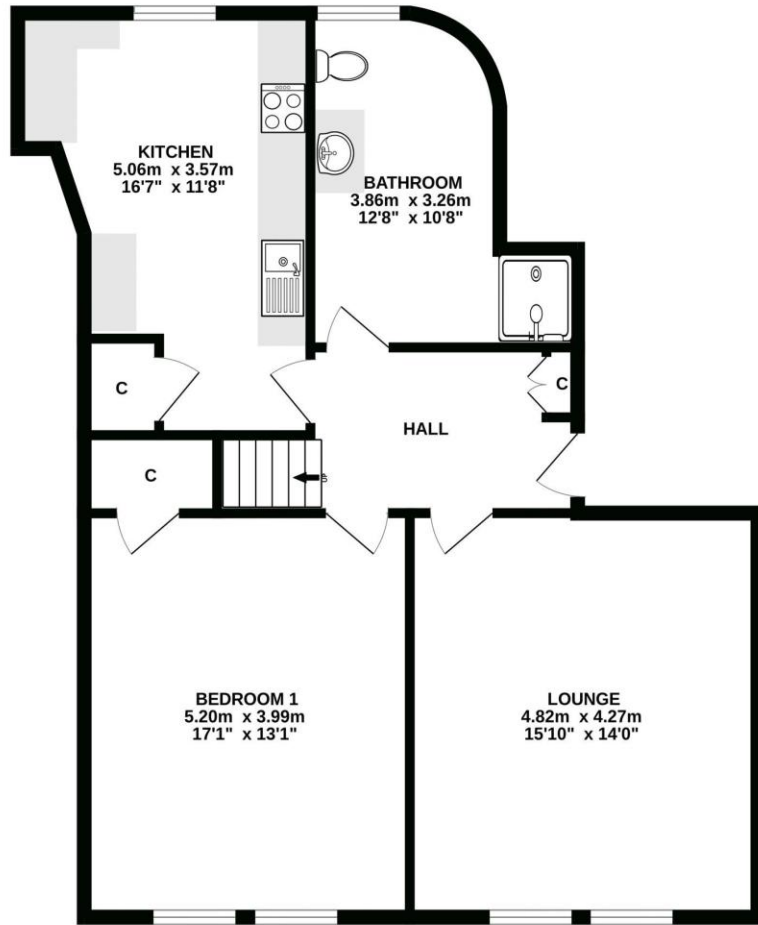




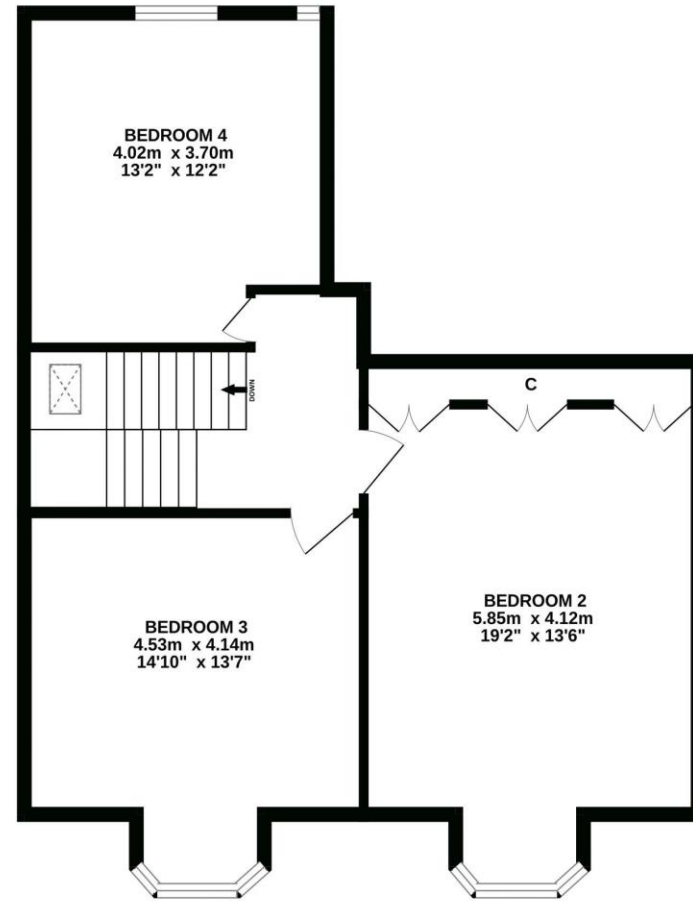


Gross Internal Floor Size 144 m²

2ND FLOOR



3RD FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

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