



**FLAT16, DALBLAIR COURT, 24 DALBLAIR ROAD**

**AYR, KA7 1UJ**

**PRICE: OFFERS OVER £130,000**

**Primrose**

**&**

**Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Hall	13'06" x 6'09" (at widest) (approx)
Lounge/Diner	26'02" x 10'08" (approx)
Kitchen	7'06" x 7'09" (approx)
Bathroom	6'09" x 5'06" (approx)
Bedroom 1	15'07" x 9'04" (approx)
Bedroom 2	15'07" x 9'01" (approx)
Cupboard 1	5'04" x 2'07" (approx)
Cupboard	1'09" x 3'06" (approx)

Home Report—[www.packdetails.com](http://www.packdetails.com)  
REF: HP691182

**EPC = D**

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. These will be carried out in accordance with current Covid-19 regulations.



This modern, well-proportioned two-bedroom ground-floor flat is situated within an exclusive retirement development by McCarthy and Stone close to Ayr town centre. The property is in good decorative order throughout. It is within easy walking distance of Ayr town centre and conveniently located for local amenities including shops, hairdressers and Medical Surgeries.

This development of flats is exclusively for those over the age of 60. Entry is gained by a modern security entry system and the property itself is situated on the ground floor, although a lift is available to properties above. Within the development there is a large residents' lounge and also a fully equipped residents' laundry. There is a 24 hour emergency Care Call system offering peace of mind to residents. There are well kept landscaped gardens surrounding the property with ample car parking.

The accommodation comprises: Communal hallway, spacious hallway with doors to living room, bedrooms and bath room with shower over the bath, security entry system, Care Call pull cord, Built-in airing cupboard housing water tank with shelves and electric meter. Good-sized living room/dining area with triple glazed window and door to the front, decorative fireplace with electric fire, double doors with dappled glass panels leading to kitchen, Care Call pull cord. Fitted kitchen with wall and base units with ample storage space, Electrolux AEG built-in combination oven/grill, Electrolux AEG ceramic hob with extractor fan, stainless steel sink with mixer tap and left hand drainer, part tiled, triple glazed window to front, Care Call pull cord. Two double bedrooms both front facing with triple glazing and one with built-in double wardrobes with hanging rail and shelf, both with Care Call buttons. Good size bathroom with bath with shower W.C., washhand basin with vanity unit, heated towel rail, hand rails, Care Call button.



#### **ENTRY**

By negotiation.

#### **SERVICES**

Mains water, electricity and drainage.

There is a monthly service charge payable to Lorimer Stevenson.

#### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.





