



THOMAS MURRAY
PROPERTY



WELLINGTON
SQUARE

15H Wellington Square

Ayr

KA7 1EN



Surroundings | Wellington Square opposite



Living Room



Kitchen



Kitchen



Living Room



Kitchen

15H Wellington Square

Ayr

Spacious 2 bedroom lower ground floor flat forming part of distinctive south facing building overlooking Wellington Square. The flat has private parking space

The flat is only 4 minutes walk to the beach

The distinctive building dates from circa mid 1800s and is Category B Listed and is located in the towns Conservation Area

The flat comprises

Hall with built in cupboards

Living Room

Kitchen

Bedroom 1 with built in wardrobe

En Suite Shower Room

Bedroom 2 with built in wardrobe

Bathroom

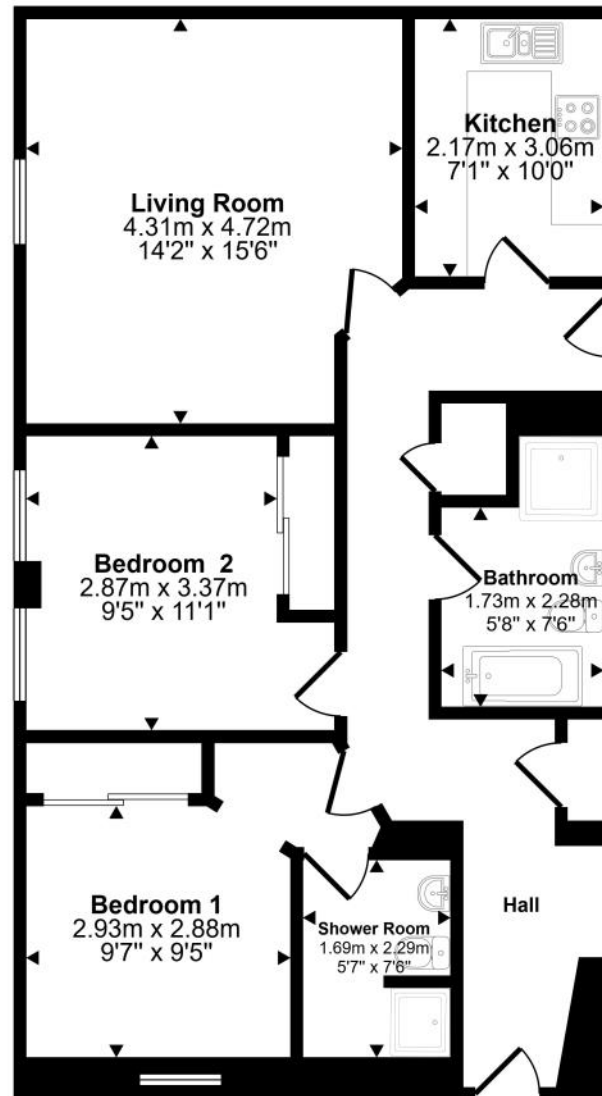
Double glazed. Electric heating

The car park is at the rear of the building

The flat is in a great location ideally positioned to access all of Ayr's many amenities including a wonderful seafront, parks, range of shops, schools and variety of restaurants and bars. The railway station in Ayr provides regular connections to Glasgow

Viewing of this roomy basement flat is highly recommended

Approx Gross Internal Area
82 sq m / 884 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 1



En Suite Shower Room



En Suite Shower Room



Hall



Bathroom



Bedroom 2



Bedroom 2



Bathroom



Rear Entrance



Front | corner of Wellington Square and Cassillis Street



Steps down to front door



Rear



Car park at rear of building

General Comments

Home Report available upon request.

The building has a Factor and the owner of the flat is due to pay service charge of £50 per month

Council Tax Band

D

Energy Efficiency Rating

C 69

To view contact



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Pre-sale Valuation and Appraisal

If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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