



Montgomerie Terrace | | Ayr | KA7 1JL

Offers over £195,000

**lilygirl**

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## Key features

- Beautiful traditional lower conversion
- Spacious rooms
- Ensuite master bedroom
- Ornate original features
- Private gardens
- Garage
- Excellent location close to town centre and beach
- Stunning bay window lounge

## Description

**\*\* CLOSING DATE NOW SET FOR TUESDAY 20TH JANUARY AT 12NOON\*\*** Nestled in the picturesque Fort area of Ayr, this charming traditional lower conversion is perfectly situated just a short walk from both Ayr seafront and town centre. While the property does require some modernisation, it presents a wonderful opportunity for one lucky buyer to create an outstanding home bursting with character.

Step inside the private porch and you will find a welcoming reception hallway leading to a stunning front facing formal lounge.

The magnificent lounge is without a doubt the heart of this home with its jaw dropping bay window overlooking the tennis courts, ornate ceiling cornice and beautiful log burning stove. This spacious room is truly spectacular.

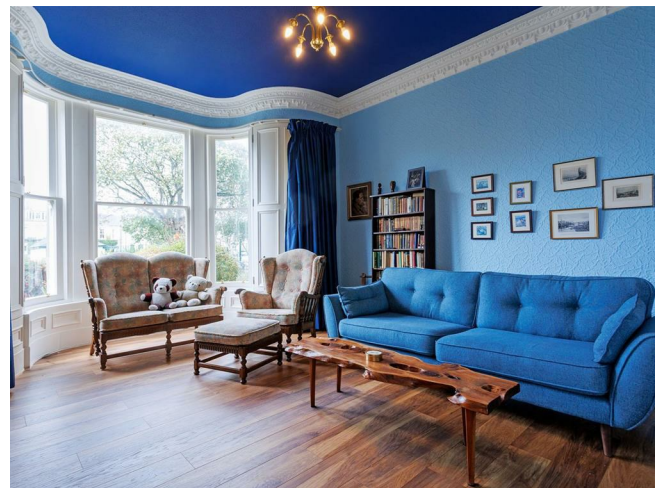
The accommodation further extends to two very generously sized double bedrooms (the master even has its own ensuite shower room), family bathroom, good sized dining kitchen and a spacious dining room with a bonus study/further single bedroom tucked off.

Outside, the property is complemented by gorgeous private gardens to front and rear and a useful garage providing off street parking.

Situated close to both the beach and the town centre, residents will enjoy easy access to local amenities, shops, and the stunning Ayr seafront.

EPC - D  
Council Tax - Band D

## Directions



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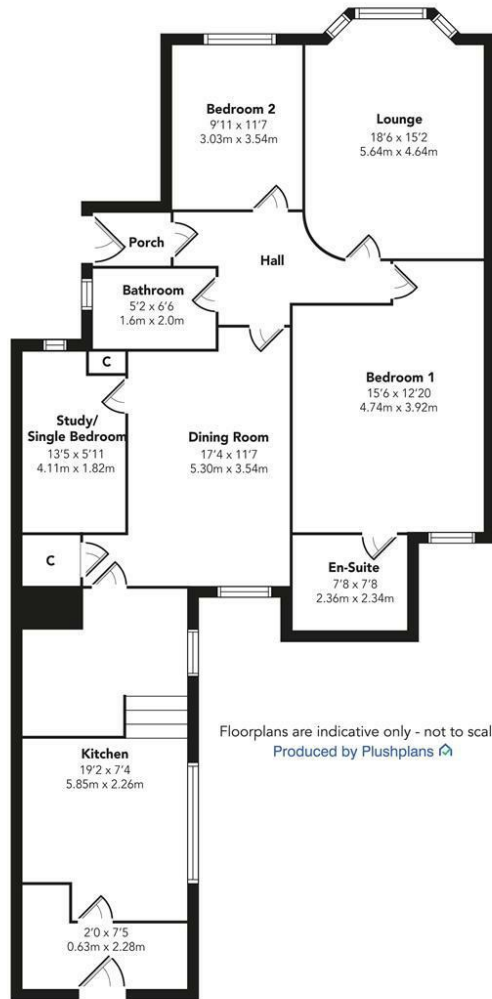
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# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

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