

Ayr  
16 Walker Road

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**16 Walker Road, Ayr, South Ayrshire,  
KA8 9LB**

Reference: AYE190339

Walker Road offers a well presented, recently refurbished two bedroom upper flat situated in a popular area of Ayr. This spacious property comprises front facing lounge, modern kitchen, two double proportioned bedrooms and a shower room, as well as a large rear garden, gas central heating and double glazing. This property will suit a variety of purchasers, particularly first time buyers.

Internally, the property is well presented being recently refurbished providing a move-in condition. The property comes with the benefit of its own front door giving access to the stairs leading to the upper hall where all apartments are accessed. The front facing lounge is spacious and bright with neutral colours and found at the far end of the property.

The kitchen is galley style and provides a full compliment of both floor and wall mounted units with a contrasting worktop along with a gas hob and electric oven. The bedrooms are both of double proportions and are rear facing, again providing a neutral colour finishing. The property is completed with the shower room, with modern white suite and corner shower cubicle.

Externally, there is a good sized rear garden, which has a perimeter fence and predominantly laid to lawn, neatly kept and low maintenance.

Located close to local amenities convenient for easy access to local schools and Ayr town centre.

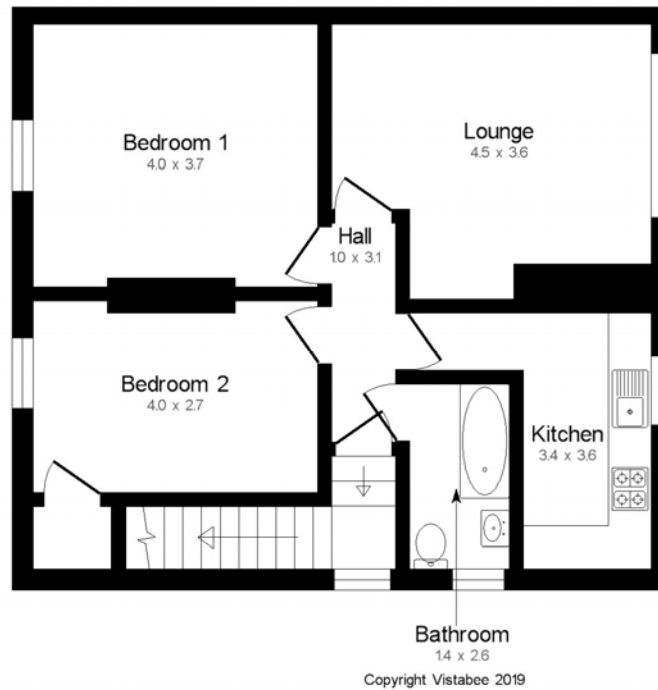
Please refer to published Home Report for EER Band.











### Room Dimensions...

Hall	3'3" x 10'2" (1m x 3.1m)	Bedroom 2	13'1" x 8'10" (3.99m x 2.7m)
Kitchen	11'2" x 11'10" (3.4m x 3.6m)	Bathroom	4'7" x 8'6" (1.4m x 2.6m)
Lounge	14'9" x 11'10" (4.5m x 3.6m)		
Bedroom 1	13'1" x 12'2" (3.99m x 3.7m)		

Your local office...

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