



21 Knoll Park, Ayr

In Excess of **£330,000**

DONALD
ROSS
RESIDENTIAL



21 Knoll Park

Ayr, KA7 4RH

Extended 5-bed villa on the fringe of Rozelle Park. Spacious lounge, family room, dining kitchen, utility, home office. Principal bedroom with en-suite. Private garden. Located in sought-after Ayr location.

Council Tax band: F

Tenure: Freehold

- Generously proportioned lounge
- Versatile family room with adjoining shower room
- Extensive kitchen with dining area
- Separate utility room
- Dedicated home office/study, ideal for remote working
- Five well-appointed bedrooms, including principal bedroom with en-suite
- Family bathroom and additional WC on the first floor
- Ground floor shower room and WC for added flexibility
- Beautifully maintained, private gardens offering excellent seclusion
- Prime location on the edge of the highly desirable Rozelle Park

























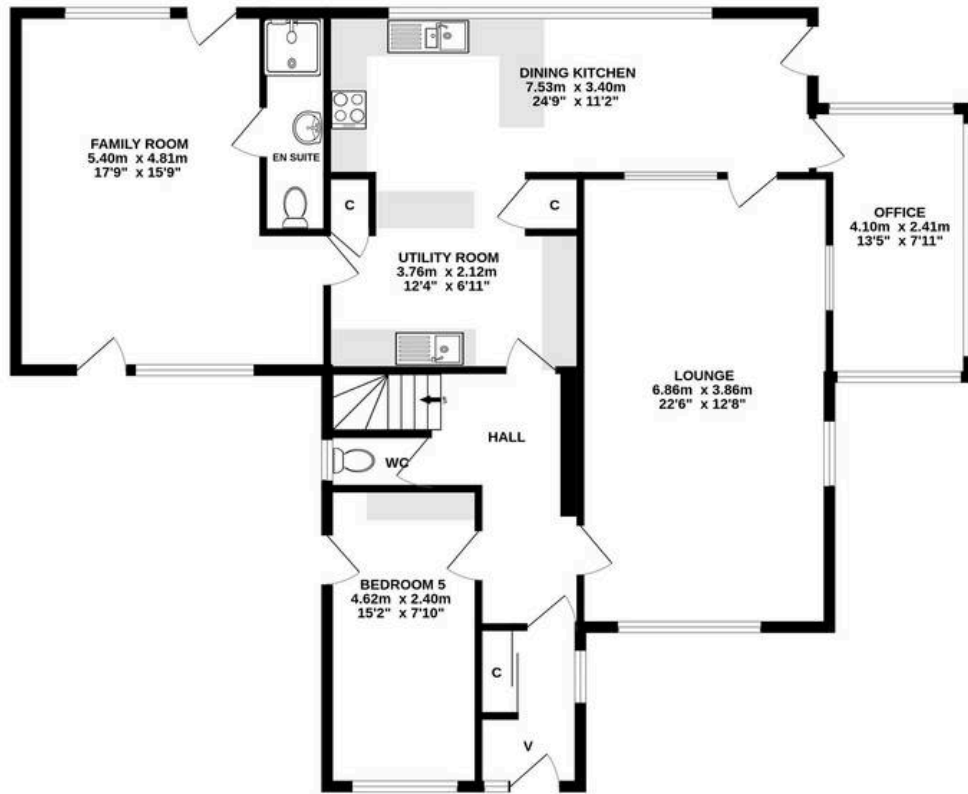




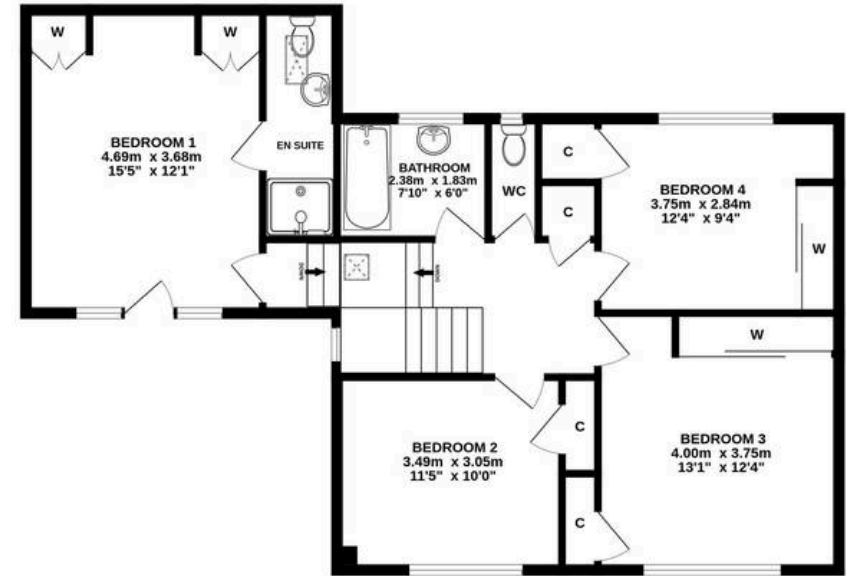




GROUND FLOOR



1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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