



**45b Castlehill Road, Ayr**

In Excess of **£115,000**

DONALD  
**ROSS**  
RESIDENTIAL





## 45b Castlehill Road

Ayr, KA7 2JB

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Donald Ross Residential are pleased to present to the market a spacious and well presented two bedroom first floor flat. Situated on the sought-after Castlehill Road in Ayr, 45B offers comfortable living, with residents parking and its own private garage, situated in a prime location making it ideal for those seeking proximity to local amenities, schooling and excellent transport links.

- First Floor Flat
- Spacious Lounge
- Modern Kitchen
- Two Double Bedrooms
- Family Bathroom
- Residents Parking
- Garage
- Double Glazing Throughout
- Electric Heating
- Popular Residential Area































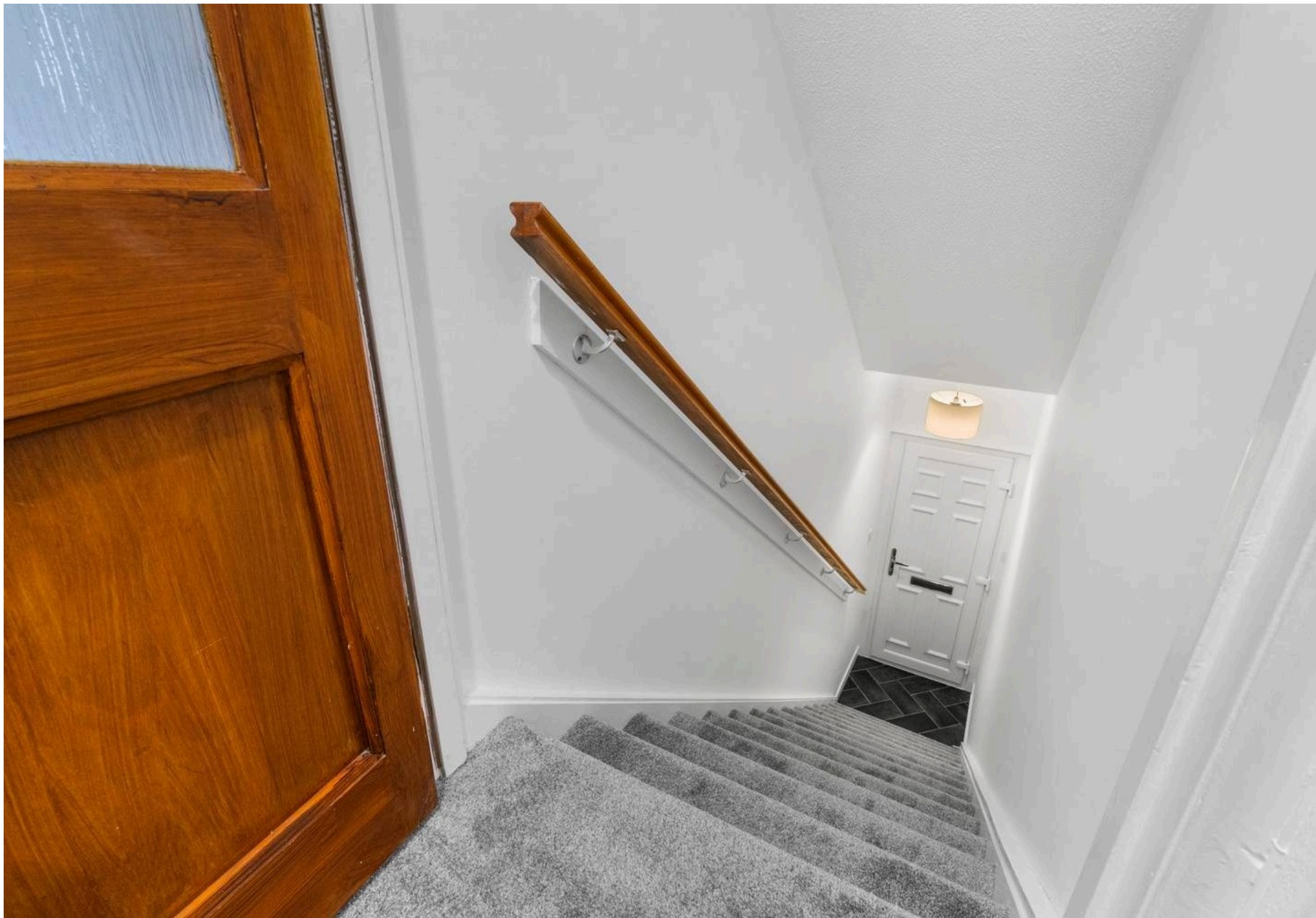


























**GARAGE**  
**6.20m x 3.01m**  
**20'4" x 9'11"**

A vertical column with a central upward arrow labeled "UP". The column is divided into 11 horizontal segments by 12 horizontal lines. The top and bottom segments are triangular, while the middle 9 segments are rectangular. The arrow points upwards from the bottom segment.

The floor plan shows a rectangular house layout. On the left is a large LOUNGE (5.41m x 3.96m / 17'9" x 13'0"). To its right is the KITCHEN (3.92m x 2.06m / 12'10" x 6'9"), which includes a sink, a four-burner gas hob, and a refrigerator. A central HALL connects the lounge to the other rooms. At the top of the hall is the SHOWER ROOM, which contains a shower, toilet, and sink. To the left of the shower room is a bedroom (BEDROOM 2, 3.83m x 2.88m / 12'7" x 9'5") with a wardrobe (W). To the right of the shower room is another bedroom (BEDROOM 1, 4.52m x 2.60m / 14'10" x 8'6") with a wardrobe (W). A central cupboard (C) is located between the shower room and the entrance. A staircase with a downward arrow is situated between the kitchen and the entrance area.

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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## Donald Ross Residential Ayr

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