



72 Arrol Drive, Ayr

In Excess of **£425,000**

DONALD
ROSS
RESIDENTIAL



72 Arrol Drive

Ayr

Stunning refurbished traditional bungalow with modern luxury throughout, sea views, stylish open plan living, west-facing garden, and original features in a prime Ayr location. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Bright and welcoming entrance hall with an abundance of natural light
- Elegant lounge with feature wood-burning stove
- Impressive open-plan kitchen and dining area, ideal for modern family living
- Floor-to-ceiling sliding doors leading to a sunny west-facing rear garden
- Two spacious double bedrooms located on the ground floor
- Contemporary ground floor shower room with quality finishes
- Stunning master bedroom with walk-in wardrobe, Velux windows and panoramic sea views
- Luxury en-suite bathroom with separate shower and freestanding bath
- Large private driveway with ample parking and detached garage
- Immaculately maintained west-facing garden, offering exceptional privacy and basking in sunlight throughout the day

























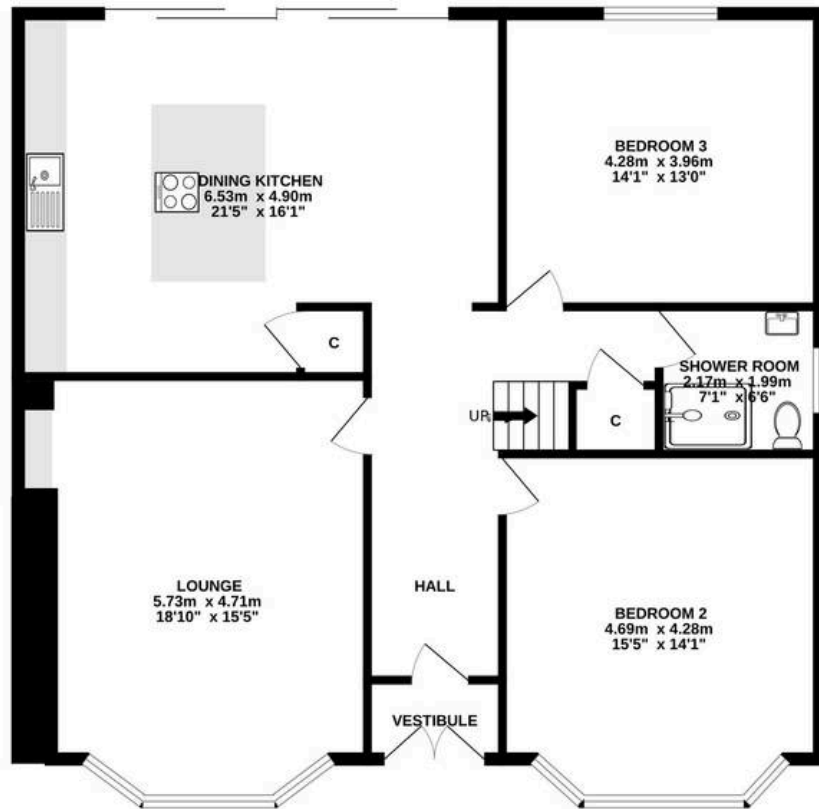








GROUND FLOOR



1ST FLOOR



2ND FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

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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