



**1 Orchard Avenue, Ayr**

In Excess of **£160,000**

DONALD  
**ROSS**  
RESIDENTIAL





# 1 Orchard Avenue

Ayr, KA7 3EJ

Council Tax band: C

Tenure: Freehold

Energy Performance Certificate: D

Donald Ross Residential are delighted to present to the market this simply outstanding three bedroom semi-detached villa situated on a preferred plot, benefitting from a spacious front and rear garden, driveway and garage, and spacious accommodation throughout. Located within the highly sought after Forehill district of Ayr, close to local amenities, schools and transport links.

- Hall
- Modern Kitchen
- Ground Floor Bathroom
- First Floor Shower Room
- Gas Central Heating
- Front, Side & Rear Garden
- Driveway & Garage
- Preferred Plot
- Popular Residential Area



































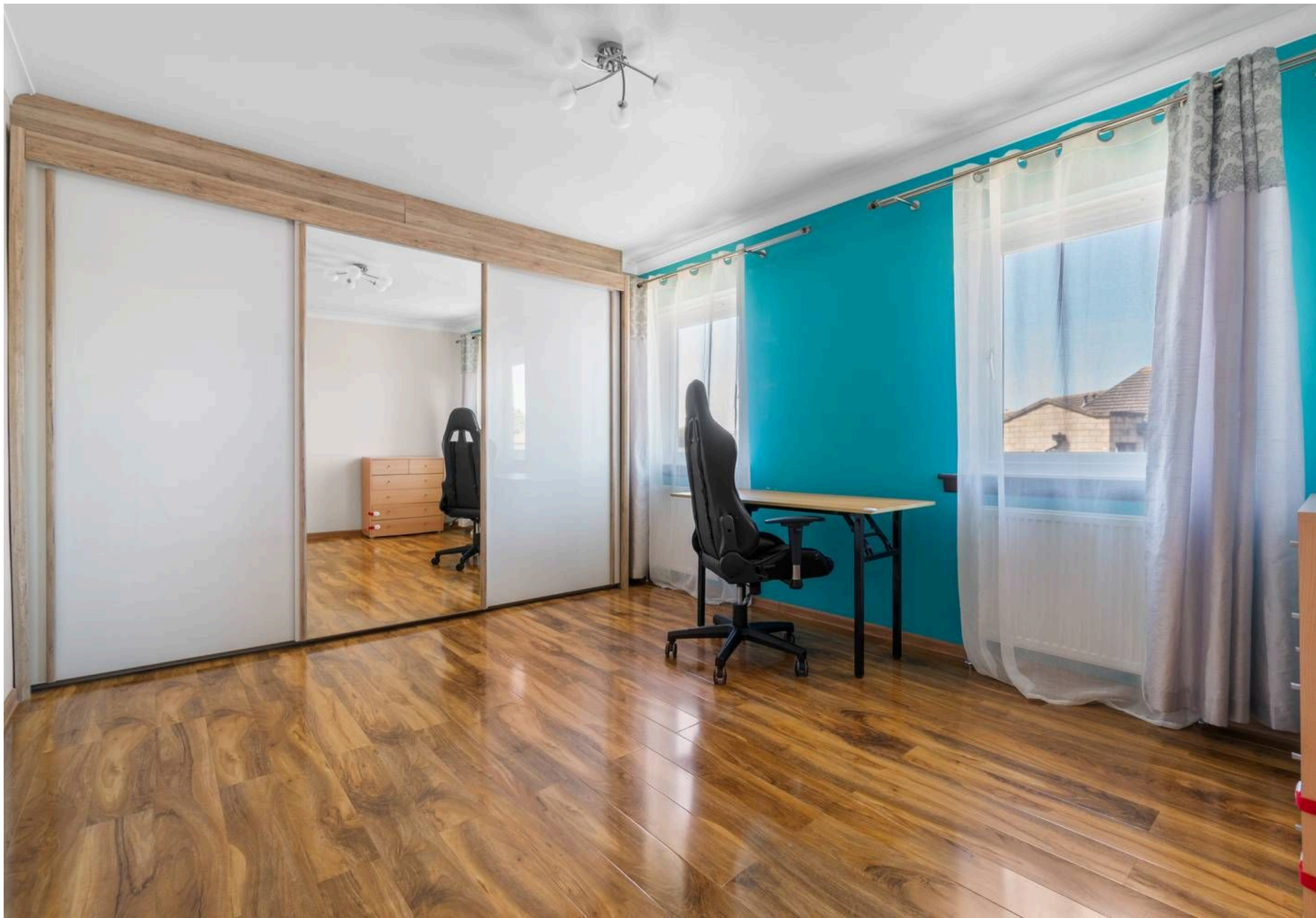






























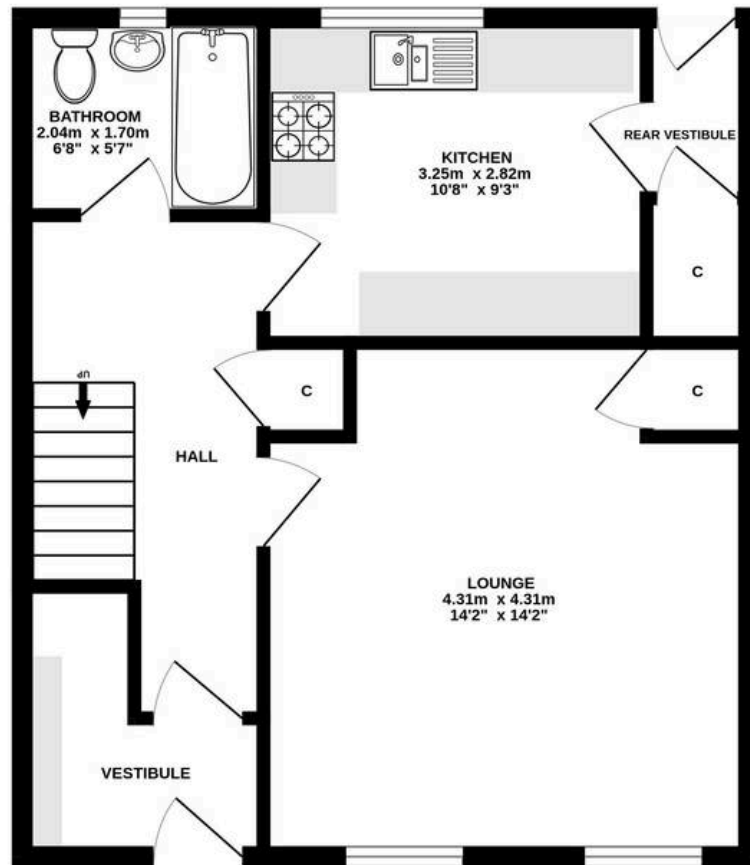




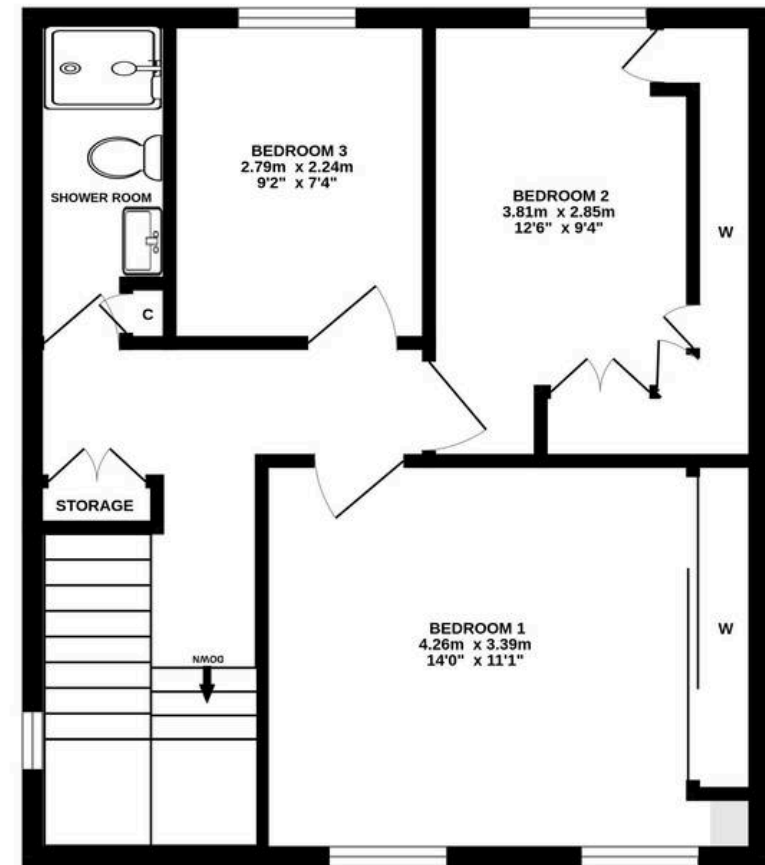




GROUND FLOOR



1ST 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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## Donald Ross Residential Ayr

Donald Ross, 1 Beresford Terrace – KA7 2ER

01292 288222 • [office@donaldross.co.uk](mailto:office@donaldross.co.uk) • [www.donaldross.co.uk](http://www.donaldross.co.uk)

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