



28 Bellesleyhill Road, Ayr

In Excess of **£135,000**

DONALD
ROSS
RESIDENTIAL



28 Bellesleyhill Road

Ayr, Ayr

Accessible single-storey 2-bed mid-terrace bungalow with vestibule, bright lounge, fitted kitchen, two bedrooms, and a bathroom—all on one level in a convenient Ayr North location. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Single-storey layout ("on the level") – Ideal for easy and accessible living.
- Entrance vestibule – Adds a welcoming buffer and shield for privacy.
- Bright lounge – Central, well-lit living space encourages family or relaxing zones.
- 2 Bedrooms – Practical and comfortably sized for various household types.
- Sunroom – Giving that extra space for family living.
- Fitted kitchen – Equipped with sufficient base and wall units for storage.
- All rooms on one floor – Enhances accessibility and convenience throughout.
- Proximity to transport – Near Newton-on-Ayr and Ayr stations for seamless commuting.
- Local amenities close by – Schools, GPs, hospital, and broadband access all within easy reach.
- Well-established residential area – Quiet, family-friendly street with a strong ownership profile.
































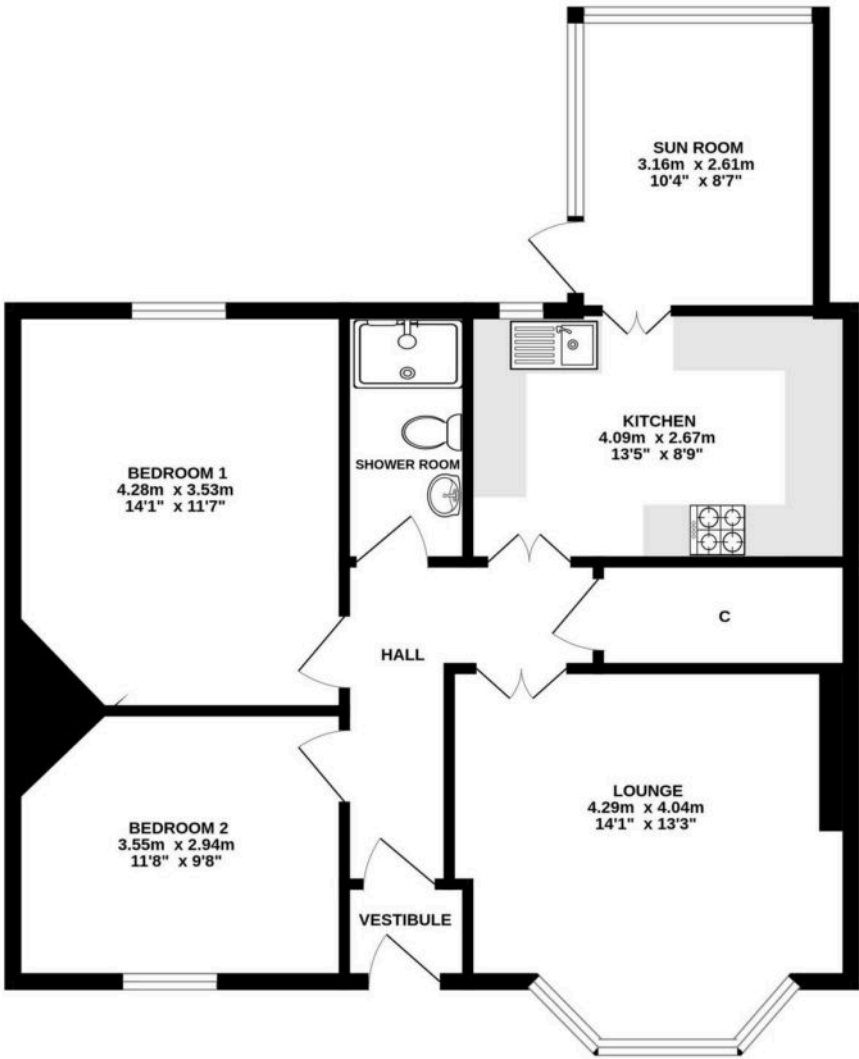




Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND 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 • www.donaldross.co.uk

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