



For Sale:

Three Bedroom  
End Terrace Villa

Offers in Excess of £160,000

1 Gordon Street  
Ayr  
KA8 9AT

For more information contact:

01292 288222  
office@donaldross.co.uk



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 DONALD  
**ROSS**  
RESIDENTIAL  
PASSIONATE ABOUT PROPERTY





# 1 Gordon Street, Ayr, KA8 9AT

A deceptively spacious three bedroom blonde sandstone end terrace villa with enclosed west facing garden located within a highly desirable area close to both Ayr and Prestwick town centre.

- Spacious Lounge
- Family Room / Dining Room
- Modern Fitted Kitchen & Sun Room
- Three Bedroom
- Shower Room
- Gas Central Heating & Double Glazing
- Front & West Facing Rear Gardens
- On Street Parking
- Approx 1200 Square Feet
- Popular Residential Location

Number 1 is a traditional three bedroom end terrace villa with private enclosed garden and ample on street parking which is located within a highly sought after residential area close to Ayr and Prestwick town centre, local primary and secondary schooling and all other local amenities. Offering spacious family accommodation over two levels of around 1200 square feet, it is our opinion this particular property would suit a wide range of potential purchasers.

In summary, the accommodation comprises; entrance vestibule, reception hall, bright and spacious front facing lounge with feature bay window, dining room / family room which leads through to a modern fitted kitchen and sun room with doors opening onto the enclosed west facing rear garden.

Stairs rise from the hall to a split level landing which hosts a modern shower room and bedroom three which overlooks the rear garden and is currently being utilised as a gaming room.

Stairs continue to the first floor which hosts two further double bedrooms, master with integrated mirror wardrobes. There is also a very useful box room which could easily be utilised as a home office. The property is complete with gas central heating, double glazing and floor coverings throughout.

Externally there are low maintenance gardens to the front and ample on street parking. Further enhancing this lovely family home is the fully enclosed child / pet friendly rear garden which enjoys a sunny westerly orientation and a high degree of privacy. There is decorative chips and a large monoblock area which is perfect for outdoor entertaining and summer BBQ's.

Demand for family properties within this sought after location remains extremely high therefore early viewing is recommended.

Offers in Excess of £160,000

### Location

Gordon Street is regarded as being within an extremely desirable residential district, close to Prestwick Road with easy access to Prestwick and Ayr town centres. It is within walking distance of the train station and local transport. Ayr is the foremost coastal town in south west Scotland and has superb sporting facilities including championship golf courses, sailing, game and sea fishing, etc. all within the immediate vicinity. Communications are excellent with electrified train service to Glasgow, airports at Prestwick and Glasgow and good road system for commuters. The main industrial belt is 30 miles distant.

### Directions

From our office travel along Prestwick Road, Ayr over Tam's Brig, turn right into Union Avenue and first left into Gordon Street where the property is situated ahead on the left hand side.

### Accommodation

#### Ground Floor

Lounge 15' 11" x 12' 4" (4.84m x 3.77m)  
Family Room 11' 10" x 13' 2" (3.61m x 4.01m)  
Kitchen 12' 1" x 8' 9" (3.69m x 2.66m)  
Sun Room 7' 3" x 13' 1" (2.21m x 3.98m)  
Porch 3' 11" x 3' 8" (1.19m x 1.13m)

#### First Floor

Bedroom 1 12' 5" x 8' 4" (3.79m x 2.55m)  
Bedroom 2 12' 10" x 12' 9" (3.90m x 3.88m)  
Bedroom 3 6' 4" x 8' 8" (1.92m x 2.65m)  
Study 9' 1" x 4' 2" (2.78m x 1.28m)  
Shower Room 5' 5" x 5' 9" (1.66m x 1.74m)

**All sizes are taken at widest points**

### Home Report

Allied

### Council Tax

Band D

### Energy Efficiency Rating

Band D

### Viewing

Is by appointment only which can be arranged by contacting us on:

Tel: 01292 288222

Email: [office@donaldross.co.uk](mailto:office@donaldross.co.uk)

Mon to Fri: 9am – 5:30pm  
Sat: 9am – 1pm





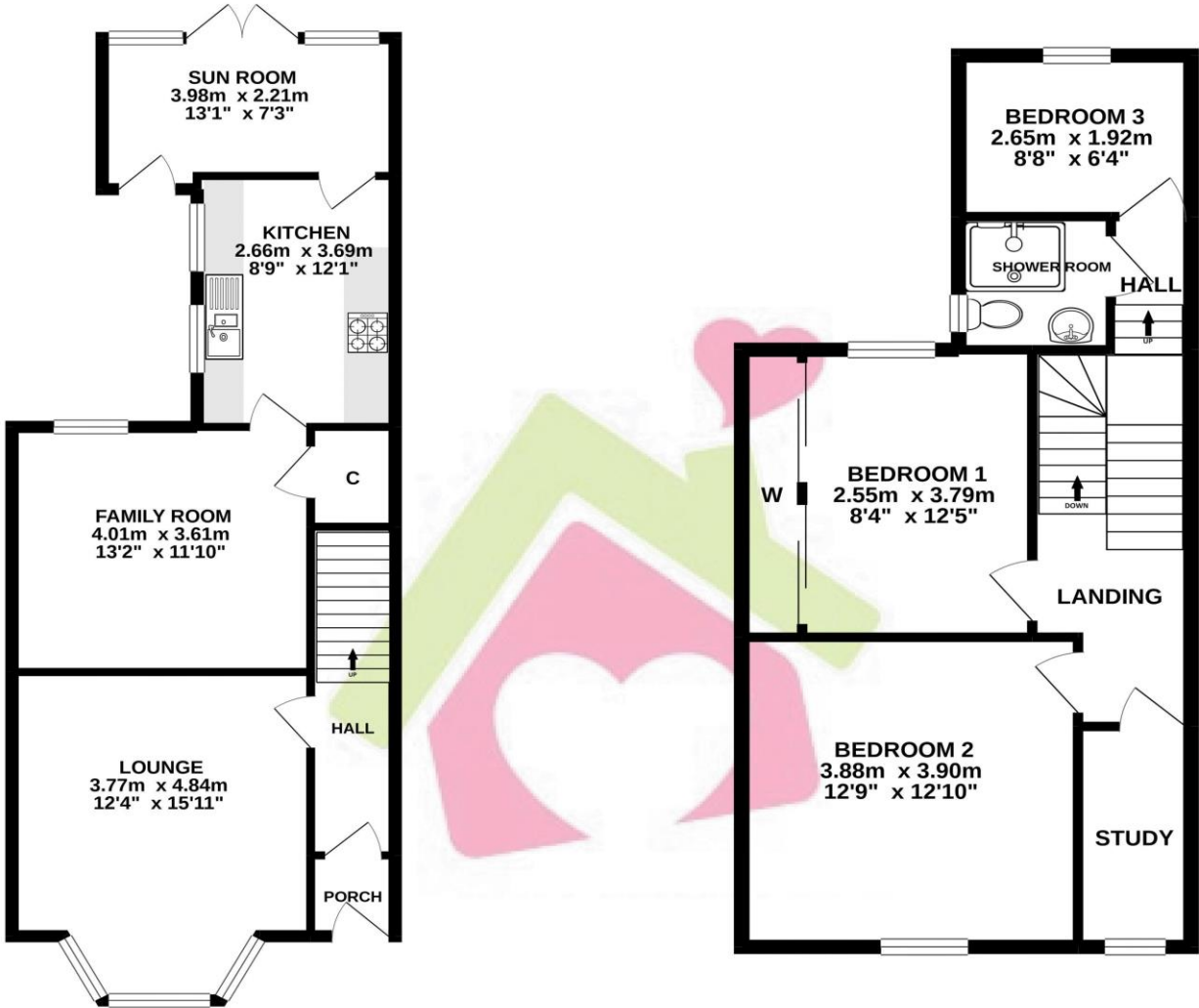




Gross Internal Floor Size 109 m<sup>2</sup>

GROUND FLOOR

1ST FLOOR



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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1 Beresford Terrace, Ayr KA7 2ER  
Tel: 01292 288222 Fax: 01292 280083  
Email: [office@donaldross.co.uk](mailto:office@donaldross.co.uk)  
[www.donaldross.co.uk](http://www.donaldross.co.uk)

Donald Ross Estate Agents Limited,  
Registered in Scotland No.SC290184  
Directors: Jacqueline Miller, Fraser Stewart.

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