



45 Arrol Drive, Ayr KA7 4AJ

In Excess of £360,000



45 Arrol Drive

Ayr, Ayr

Charming 3-bed detached bungalow in Seafield, Ayr. Spacious, flexible layout with character, ideal for families or downsizers. Generous living areas, attractive gardens, and close to amenities and coastline.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Welcoming entrance hall
- Large formal lounge with feature fireplace
- Dining room
- Family room
- Modern kitchen
- Three bedrooms & en-suite shower room
- Cloakroom & bathroom on first floor
- Highly sought after location
- Landscaped gardens
- Driveway & tandem garage with electric door















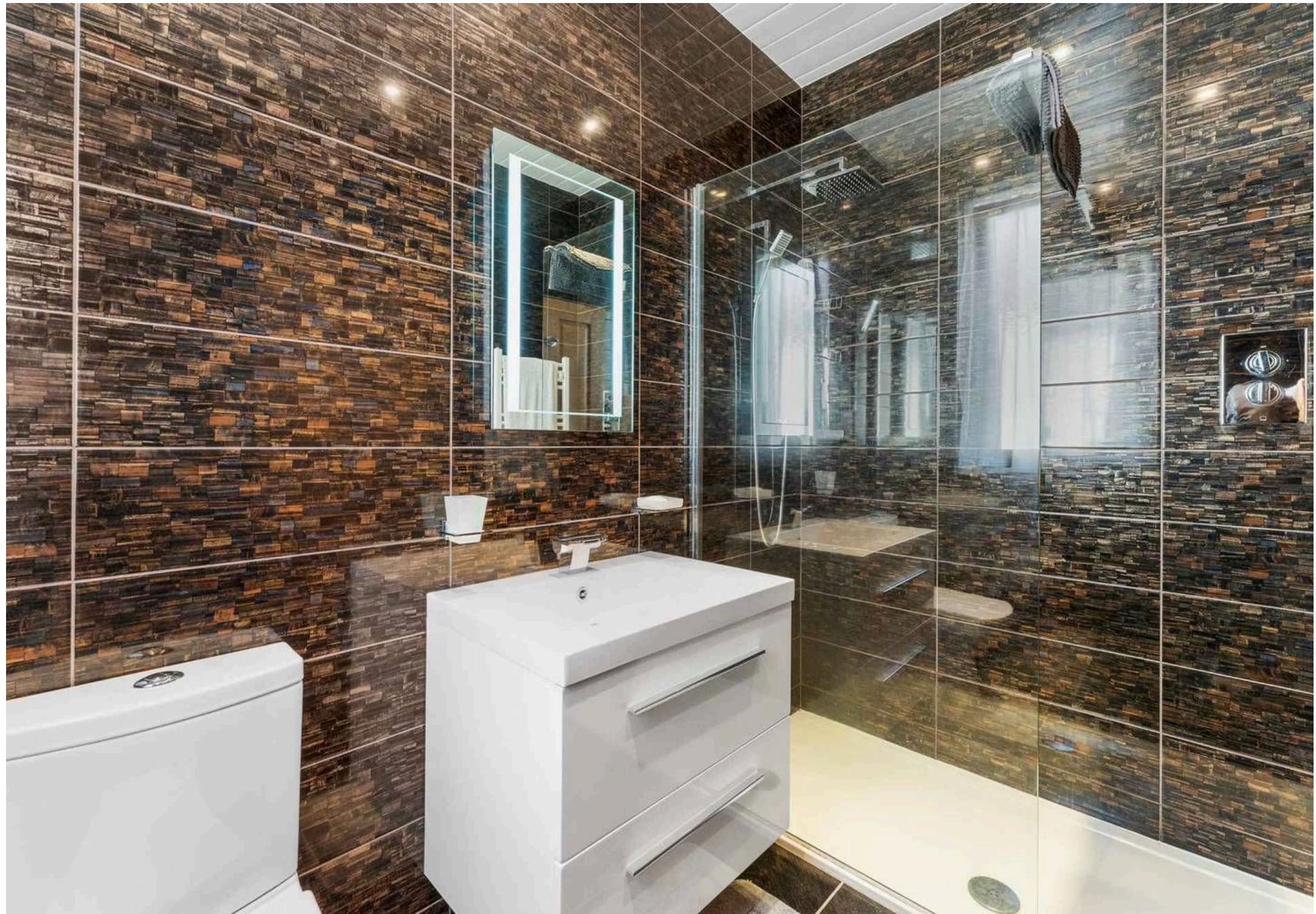






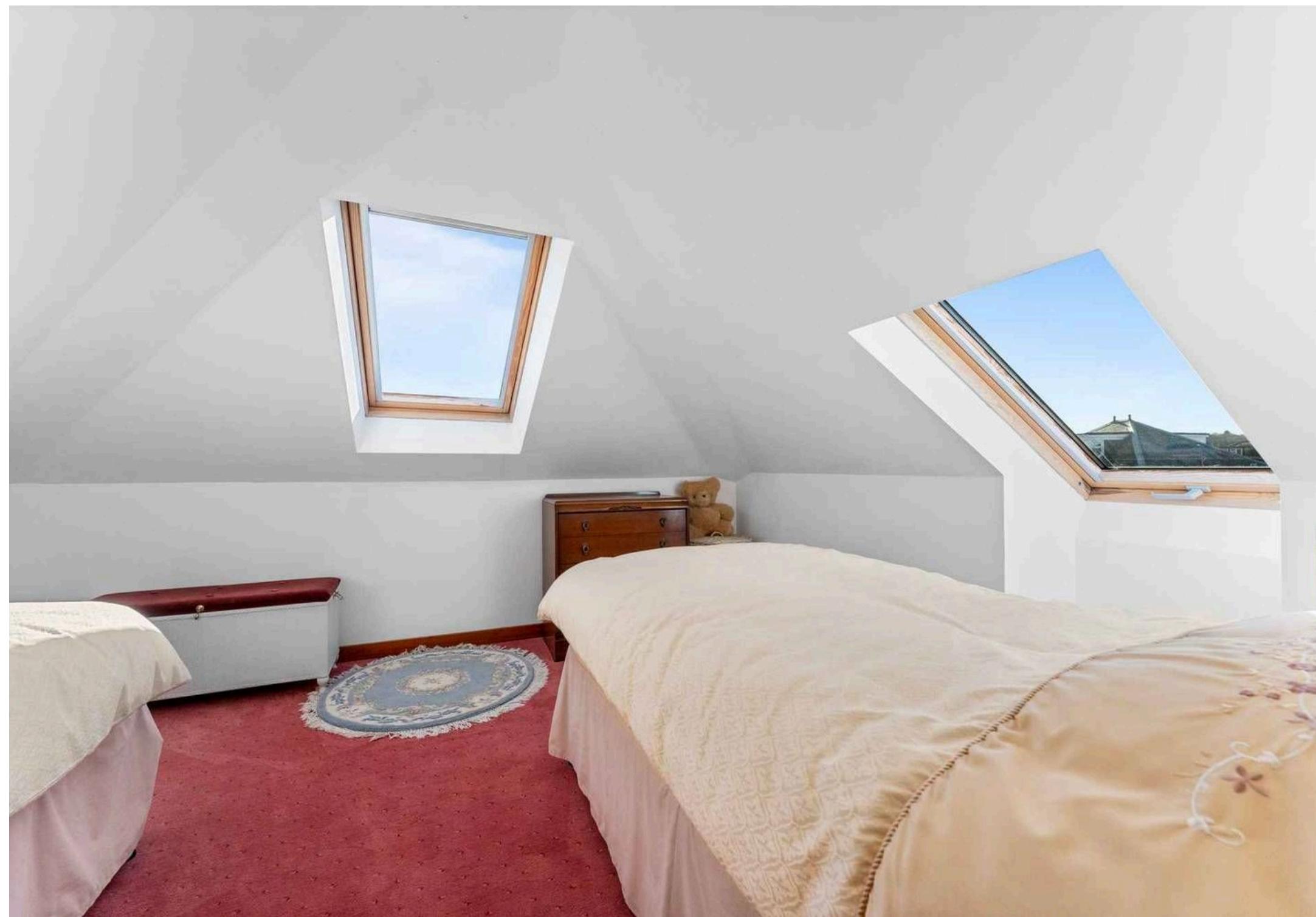




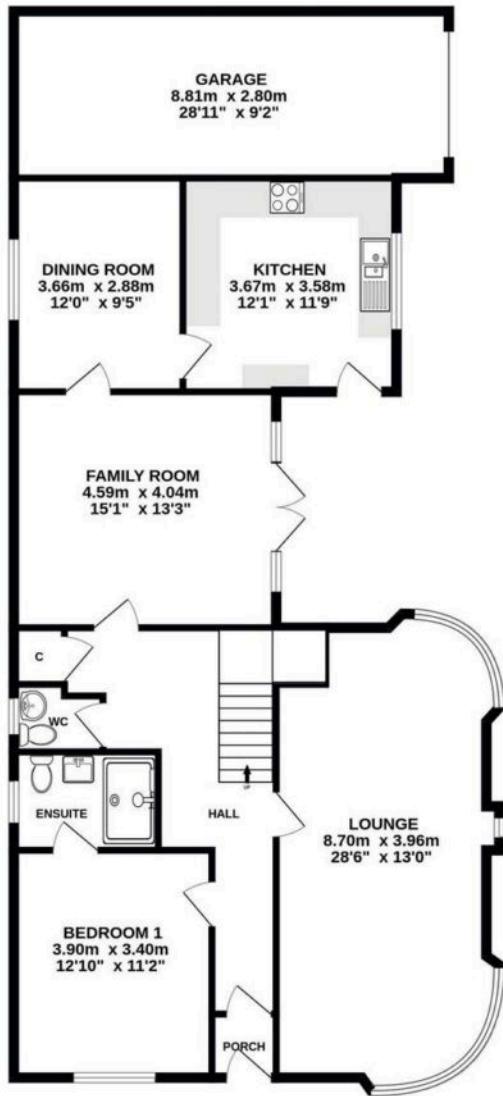




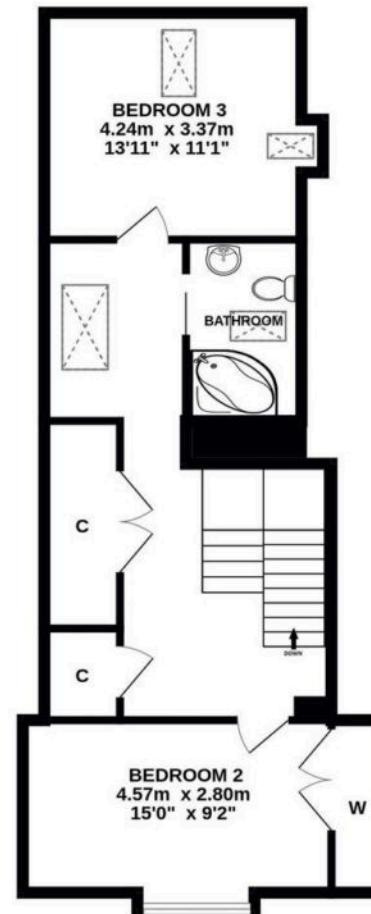




GROUND FLOOR



1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

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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