



24 Abbots Way, Ayr

In Excess of **£425,000**

DONALD
ROSS
RESIDENTIAL



24 Abbots Way

Ayr

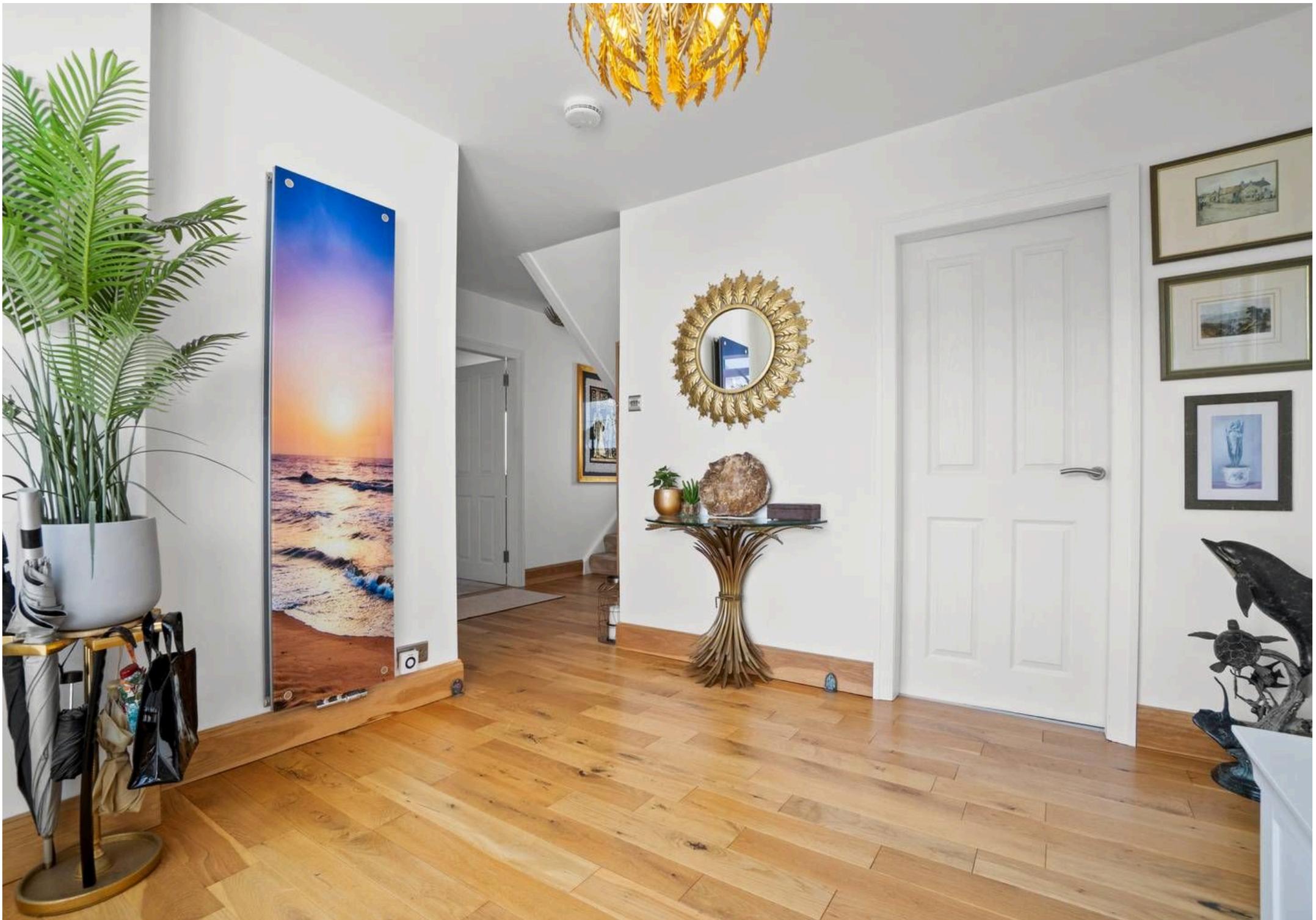
Stylish 4-bed villa near Greenan Beach with spacious living, landscaped gardens, garden cabin, and garage. Over 1,600 sq ft of family space in a prime Ayr location.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious entrance hall creating a warm, welcoming first impression
- Elegant formal lounge featuring a striking fireplace as a central focal point
- Generously sized dining room with sliding doors opening to the garden
- Stylish, fully fitted kitchen boasting premium integrated appliances
- Four well-proportioned double bedrooms, including one with a large walk-in wardrobe
- Convenient ground floor shower room
- Contemporary family bathroom complete with separate bath and shower
- Versatile garden cabin, perfect as a home office, studio, or guest retreat
- Beautifully landscaped gardens featuring a charming gazebo for outdoor entertaining
- Large private driveway and garage offering ample parking and storage





























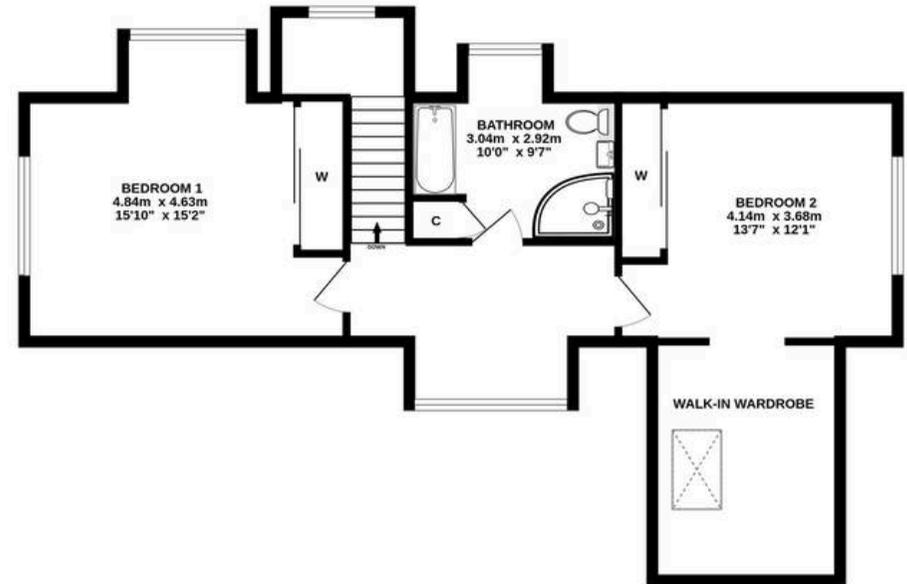




GROUND FLOOR



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

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