



For Sale:

4 Bedroom  
Semi Detached Cottage

Offers in Excess of £210,000

44  
Falkland Park Road  
Ayr  
KA8 8LL

For more information contact:

01292 288222  
office@donaldross.co.uk



[www.donaldross.co.uk](http://www.donaldross.co.uk)



DONALD  
**ROSS**  
RESIDENTIAL  
PASSIONATE ABOUT PROPERTY



# 44, Falkland Park Road, Ayr, KA8 8LL

Donald Ross Residential are delighted to present to the market a charming four bedroom semi-detached cottage blending modern comfort with traditional charm. Greeted by a well presented interior that seamlessly combines contemporary touches with classic features. One of the highlights of this property is its extensive garden, providing a serene outdoor space. Located in the sought-after area of Falkland Park Road, this home offers convenient access to local amenities, schools and transport links.

- Entrance Porch
- Formal Lounge With Wood Burner
- Ground Floor Bedroom (Current Dining Room)
- Kitchen & Utility Room
- Elegant Family Shower Room
- Three First Floor Bedrooms
- Extensive Rear Garden
- Private Double Driveway
- Close To Local Amenities & Transport Links
- Sought-After Residential Area

**Council Tax**  
Band D

**Energy Efficiency Rating**  
Band E

**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: 10am – 2pm  
Sun: 10am – 2pm

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Light wood upper kitchen cabinets with silver handles and under-cabinet lighting.

Checkered tile backsplash in shades of brown and beige.

White toaster on the countertop.

Silver electric kettle on the countertop.

Gas cooktop on the countertop.

Stainless steel range hood with a light strip.

Built-in oven with a glass door and control panel.

Light wood lower kitchen cabinets with silver handles.

Small wine rack on the countertop.

Hallway with wooden flooring and a doorway leading to another room.

Partial view of a grey dishwasher.

























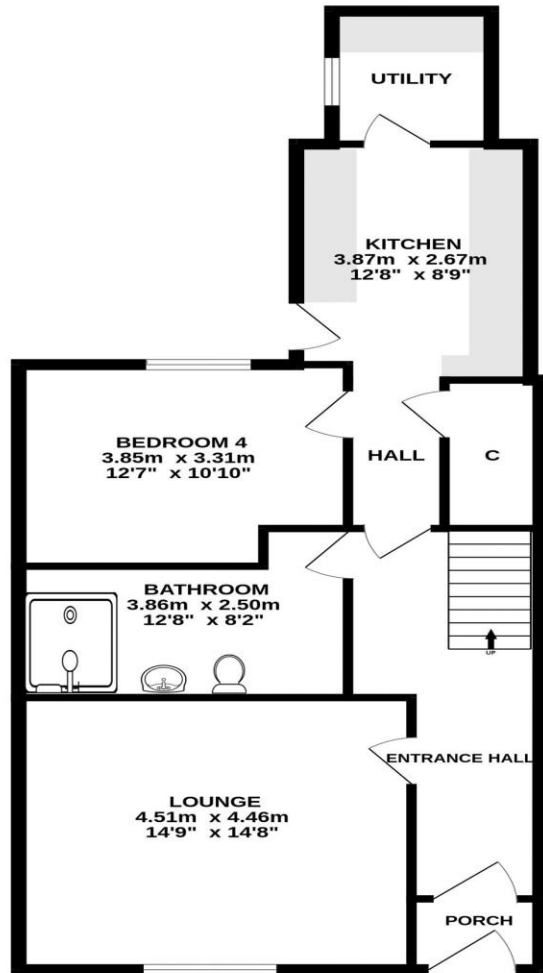




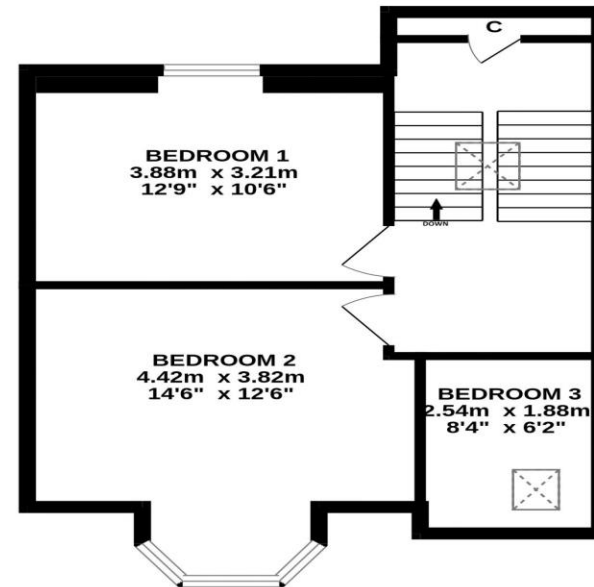


# Gross Internal Floor Size 116 m<sup>2</sup>

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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