



For Sale:

3 Bedroom  
Semi Detached Villa

Offers in Excess of £125,000

7  
Old Hillfoot Road  
Ayr  
KA7 3LW

For more information contact:

01292 288222  
office@donaldross.co.uk

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





# 7, Old Hillfoot Road, Ayr, KA7 3LW

Donald Ross Residential are delighted to present to the market this spacious three bedroom semi detached villa with good sized front and rear gardens located within the highly desirable Forehill district of Ayr.

- Entrance Porch
- Hall
- Lounge
- Kitchen
- Utility room
- Three Bedrooms
- Bathroom (bath with shower over)
- Gas central heating & Double glazing
- Spacious front & rear Garden
- Popular residential location with walking distance of Forehill Primary School

## **Council Tax**

Band C

## **Energy Efficiency Rating**

Band C

## **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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[www.donaldross.co.uk](http://www.donaldross.co.uk) | 01292 288222 | [office@donaldross.co.uk](mailto:office@donaldross.co.uk)

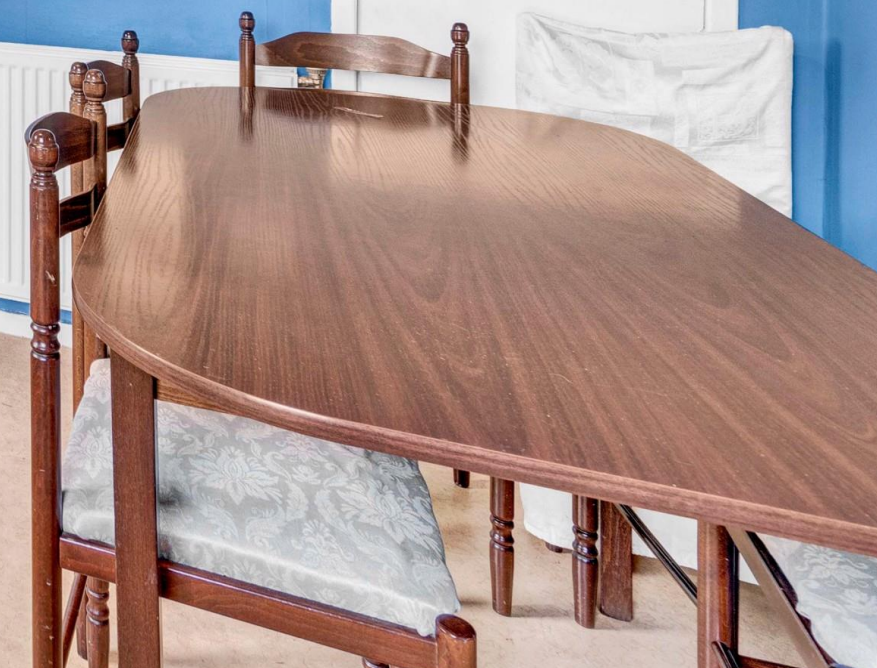


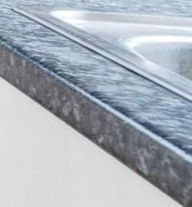
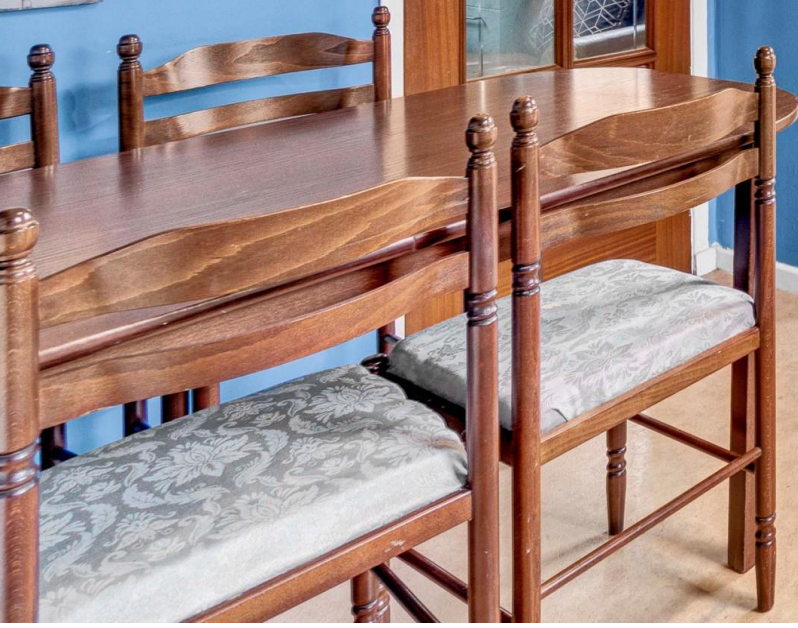
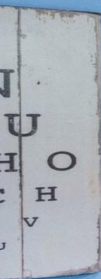


TEENAGERS:  
Light, Smoke, Alcohol  
ACT RESPONSIBLY  
Don't Drink and Drive  
Don't Drink and Text  
Don't Drink and Party



You are my  
Sunshine





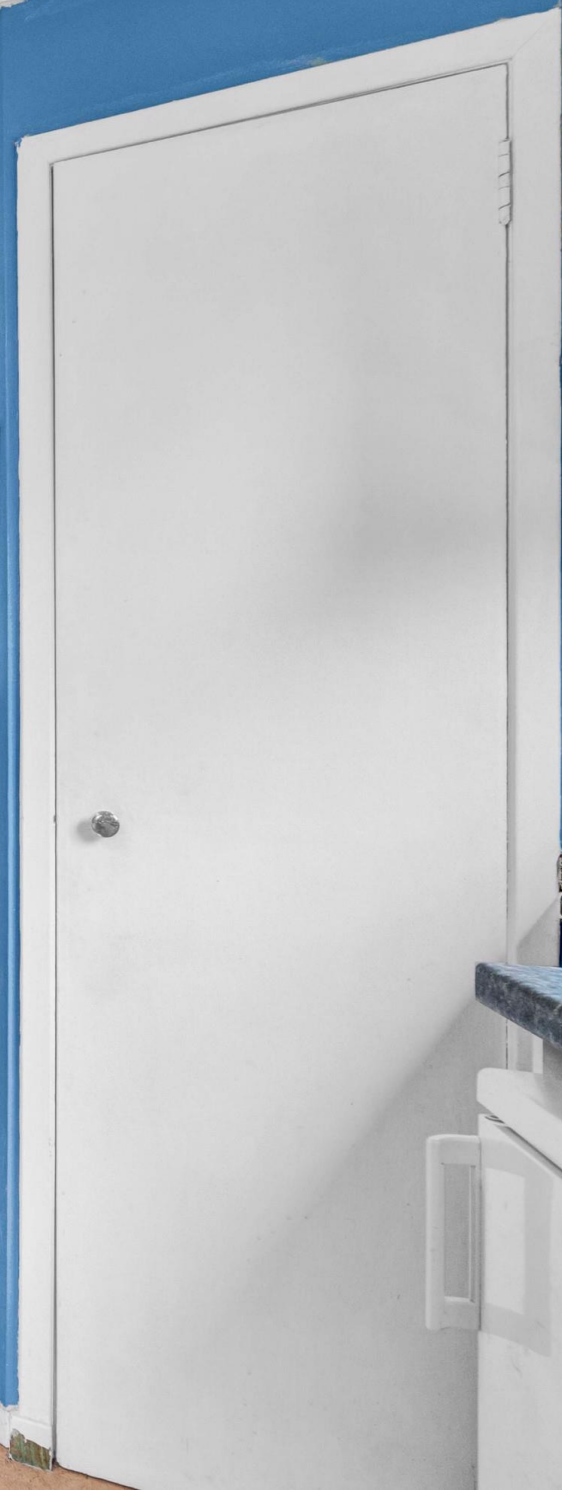
You are my  
*Sunshine*

FAMILY RULES

1. ALWAYS BE NICE	2. ALWAYS BE HELPFUL
3. ALWAYS BE CLEAN	4. ALWAYS BE RESPONSIBLE
5. ALWAYS BE KIND	6. ALWAYS BE POLITE
7. ALWAYS BE HONEST	8. ALWAYS BE BRAVE
9. ALWAYS BE COURTEOUS	10. ALWAYS BE GRATEFUL
11. ALWAYS BE PATIENT	12. ALWAYS BE KIND TO ANIMALS



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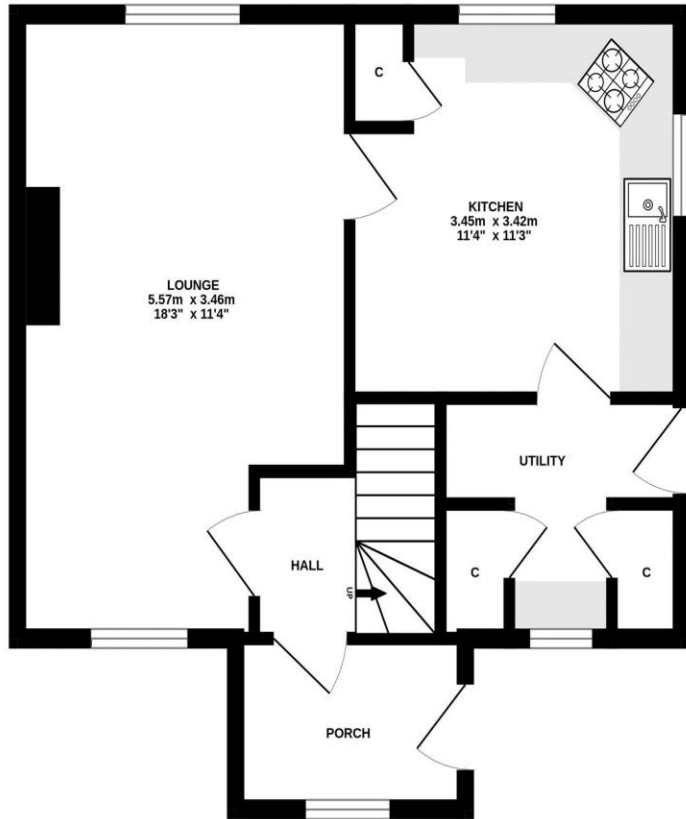




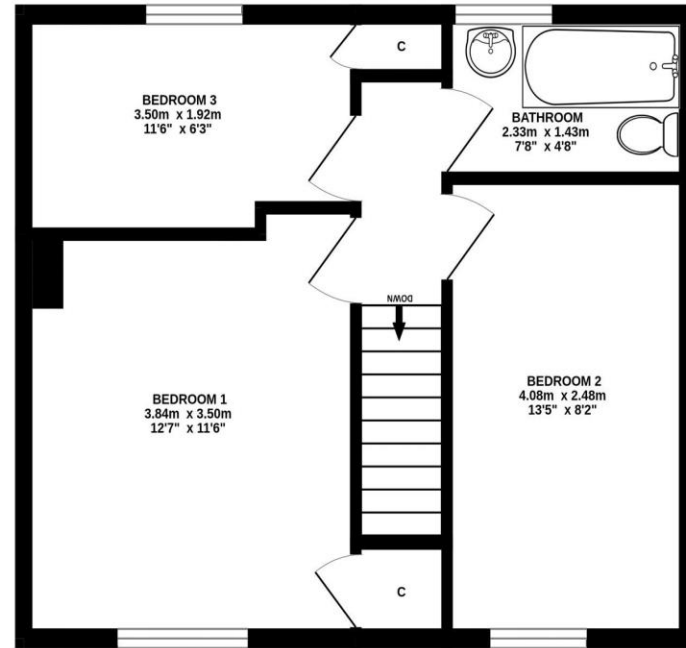


# Gross Internal Floor Size 80 m<sup>2</sup>

## 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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1 Beresford Terrace, Ayr KA7 2ER  
Tel: 01292 288222  
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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