

For Sale:

6 Bedroom  
Detached Villa

Offers in Excess of £395,000

12  
Evergreen Estate  
Ayr  
KA6 6PQ

For more information contact:

01292 288222  
office@donaldross.co.uk



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





# 12, Evergreen Estate, Ayr, KA6 6PQ

Donald Ross Residential are delighted to present to the market this exceptional six bedroom detached villa covering some 2,900 square feet of spacious accommodation with extensive garden grounds located within a highly sought after country location only seven miles from Ayr.

- Hall
- Lounge
- Dining room
- Games room/Bar
- Modern Kitchen & Large Utility room
- Six Bedrooms, Two with En-suite Shower rooms
- Bathroom & Shower room
- Double Integral Garage & Carport
- Extensive Garden Grounds & Grass Paddock
- Wonderful Countryside Views

**Council Tax**  
Band G

**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

Offers in Excess of £395,000









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CREATED & INSPIRED

























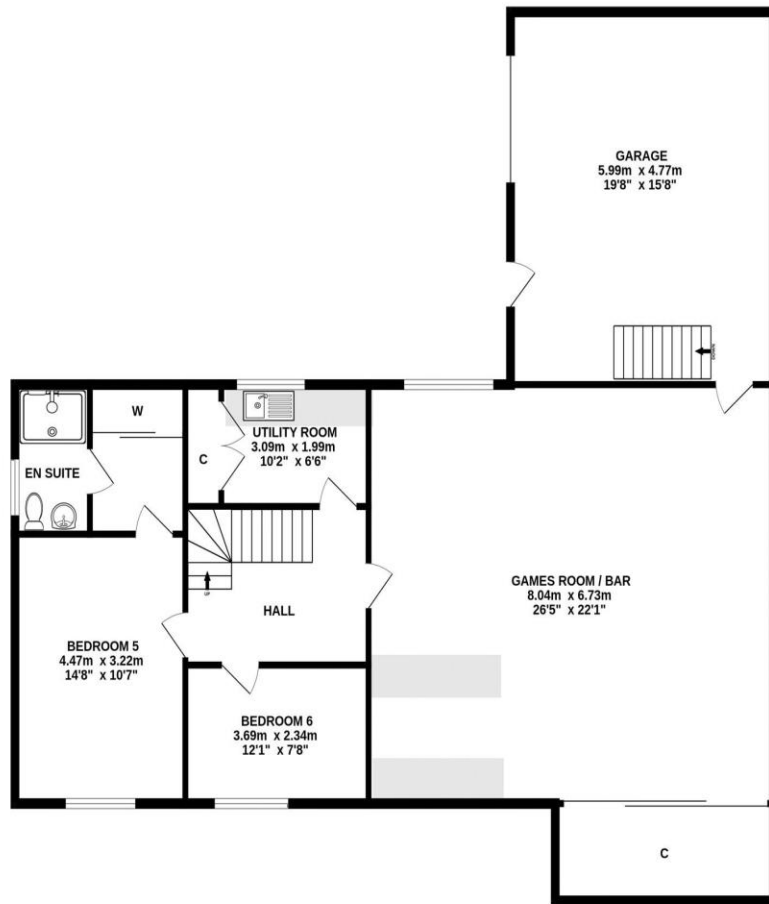




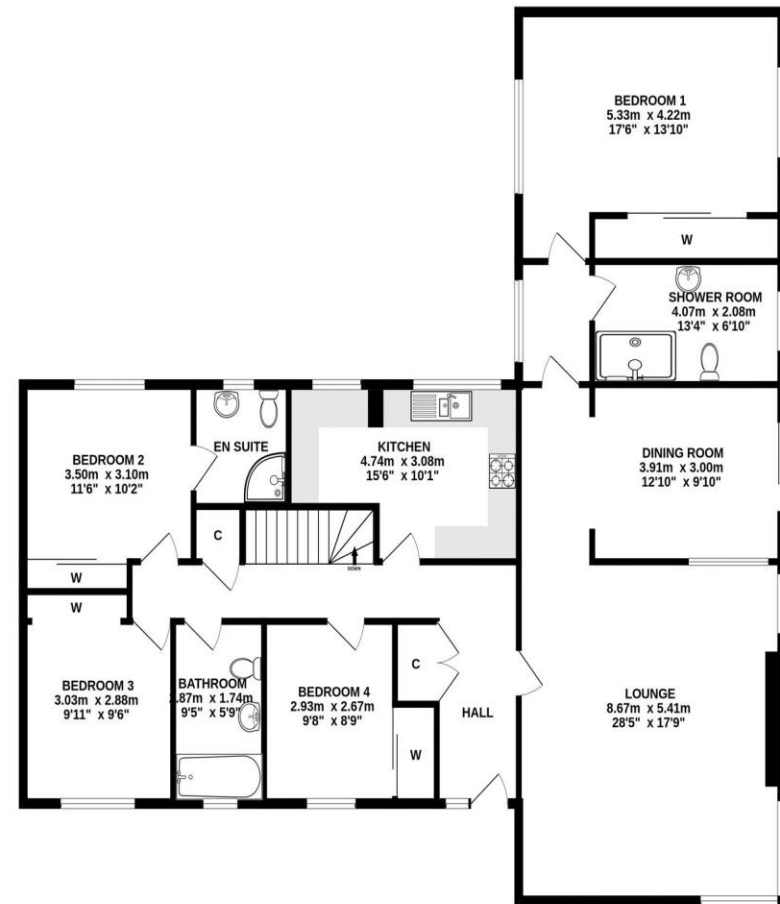


# Gross Internal Floor Size 270 m<sup>2</sup>

## LOWER GROUND



## UPPER GROUND



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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