



**45 Coylebank, Prestwick**

In Excess of **£230,000**

DONALD  
**ROSS**  
RESIDENTIAL





## 45 Coylebank

Prestwick, KA9 2DH

Council Tax band: E

Tenure: Freehold

Energy Performance Certificate: C

Donald Ross Residential are delighted to present to the market this impressive four-bedroom detached villa situated within a prime and highly sought-after Prestwick residence. 45 Coylebank offers spacious and flexible family living, featuring four generous bedrooms, a bright lounge with dining space, modern kitchen, and a standout landscaped garden complete with garden room and a bespoke bar - ideal for entertaining. Located close to excellent amenities, transport links, and highly regarded schools, this is a fantastic opportunity not to be missed.

- Impressive detached villa
- Spacious lounge with dining space
- Modern Kitchen
- Four generous bedrooms
- Contemporary family bathroom
- Landscaped garden with garden room and bar
- Extensive driveway and integral garage
- Prime Prestwick location for schools and amenities
- Ideal family home in walk-in condition























































**THE STILLS  
TOILET RULES**

PLEASE REMEMBER  
TO CLOSE THE DOOR

**LADIES**  
PLEASE REMEMBER  
TO CLOSE THE DOOR

**GENTLEMEN**  
PLEASE REMEMBER  
TO CLOSE THE DOOR

**DO YOUR BUSINESS**  
IF YOU'VE FINISHED, FLUSH IT  
IF YOU LIFT IT UP, PUT IT DOWN

IF YOU MISS IT  
WIPE IT  
IF IT RUNS OUT  
REPLACE IT  
IF IT SMELLS  
SPRAY IT

... and wash your hands  
Thankyou















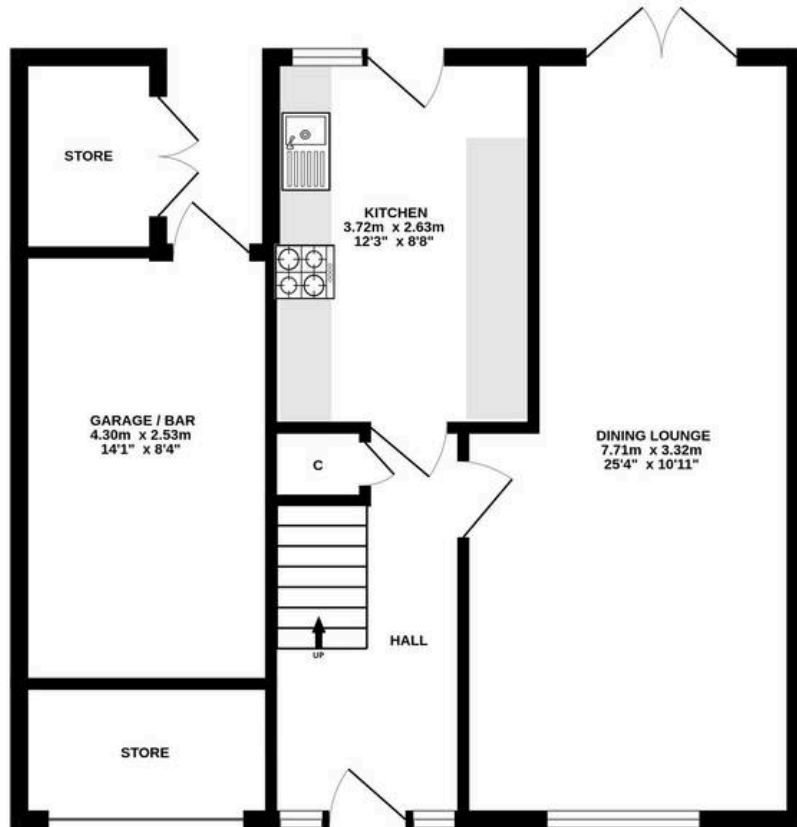




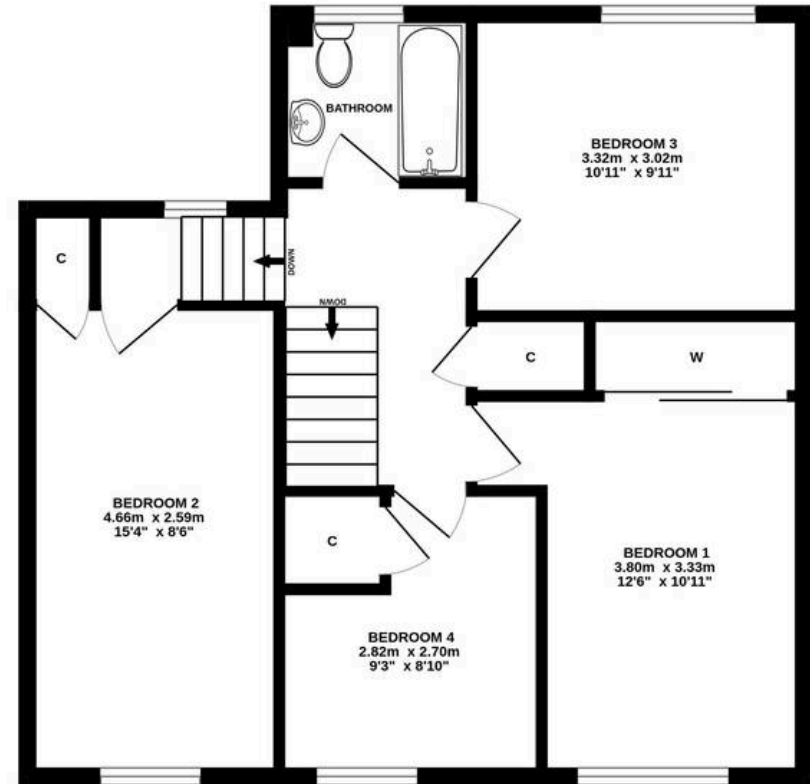




GROUND FLOOR



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

Donald Ross, 1 Beresford Terrace – KA7 2ER

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

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