

Ayr Road
Prestwick, KA9

Fixed price of £175,000



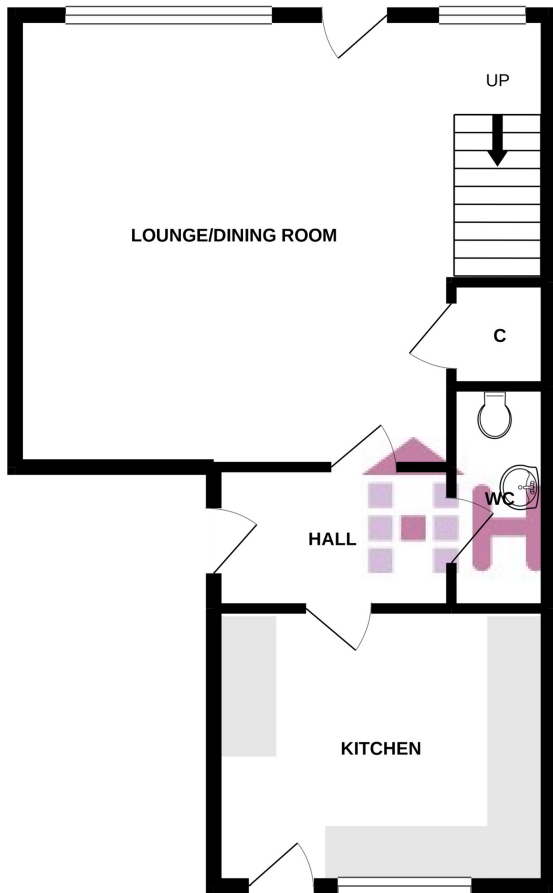
A well presented 2 bedroom mid terrace villa in central Prestwick. In move-in condition. Large lounge-diner, modern kitchen and bathroom, 2 double bedrooms and WC. With South facing garden and off street parking. Early viewings advised.



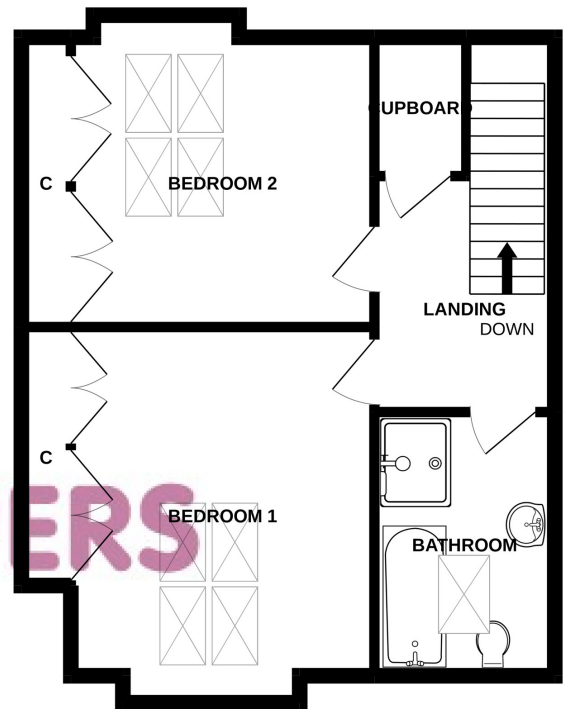
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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.




1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.




TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

41L Ayr Road, Prestwick, KA9 1SY

Hoppers Estate Agency is delighted to market this lovely 2-bedroom villa in central Prestwick. This lovely property is presented in move-in condition and comprises lounge-diner, kitchen, 2 bedrooms, bathroom and WC, with off street parking and South facing garden. We expect this property will appeal to a variety of purchasers; first time buyers, those looking to downsize or those looking for a second home or rental opportunity. Early viewings are advised.

This property is perfectly located for access to Prestwick's' popular Main Street, which is within walking distance, and where there is an abundance of restaurants, cafes, independent shops and essential amenities. Ayr Town Centre is only a short distance away, and Prestwick beach and golf courses are within walking distance. The property is set back from the main road, so is quiet with no direct passing traffic.

The property itself is very well presented and boasts neutral decor throughout creating a blank canvas for buyers. On entrance is a hallway with WC ahead and a large, bright lounge-diner off. The lounge faces the South, with a door directly to the garden and large storage cupboard and stairs off. At the front of property is the modern kitchen; with a good amount of storage and worktop space as well as integrated appliances.

On the upper floor are 2 double bedrooms; both with carpeted flooring and fitted storage. The family bathroom is modern with white suite and separate shower cubicle. There is also a large walk-in storage cupboard on the landing.

There is a spacious, low maintenance rear garden accessed from the lounge; a perfect spot to enjoy in the warmer months. At the front of the property is allocated residents parking.

DIMENSIONS

Lounge: 20'1 x 16'9 approx.

Kitchen: 9'10 x 10'3 approx.

WC: 3'6 x 8'3 approx.

Bedroom 1: 10'9 x 15'7 approx.

Bedroom 2: 10'9 x 12'6 approx.

Bathroom: 6'5 x 9'7 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788



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