



58 Ayr Road | Prestwick

Located in the charming seaside town of Prestwick, 58 Ayr Road is a captivating four-bedroom semi-detached sandstone villa that promises a truly remarkable living experience. Situated in the heart of this vibrant community, this impeccably presented property exudes a modern, sophisticated ambiance, thanks to its neutral colour palette that creates a warm and inviting atmosphere. The flexible layout of the accommodation, spread across two floors, offers an exceptional degree of versatility, catering to the diverse needs and preferences of potential buyers. Whether you envision a cosy family haven or a chic urban retreat, this property is poised to exceed your expectations. Truly, this semi-detached sandstone villa is a gem that is sure to captivate a wide range of prospective homeowners, and a viewing is highly recommended to fully appreciate the quality and charm of this exceptional property.



The accommodation in this property is truly impressive, offering an abundance of space and thoughtful design elements throughout. As you step inside, you're greeted by a bright and welcoming entrance vestibule that leads you into a spacious hallway. The lovely LVT flooring that runs throughout the ground floor adds a modern, cohesive touch.

Moving through the hallway, you're drawn into the impressive living room, which boasts a grand bay window and ornate cornice detailing that imbue the space with a sense of elegance. The focal point of this room is the charming open fireplace, creating a cosy and inviting ambiance. Adjacent to the living room is the family room or bedroom one, which benefits from its own log burner, forming a striking centrepiece and adding warmth to this versatile space. Towards the rear of the property, you'll discover the modern, designer kitchen, complete with an abundance of floor and wall-mounted units, sleek Quartz worktops, and an impressive array of integrated appliances, including an induction hob, extractor, fan oven, microwave/grill, and fridge-freezer. This kitchen seamlessly flows into the sunroom, with space for seating/dining which is flooded with natural light, thanks to the windows and patio doors that lead out to the lovely west-facing garden.

Upstairs, the large, bright landing provides access to three well-proportioned bedrooms. Bedroom two, a spacious west-facing double, offers views of the rear garden and partial glimpses of the Isle of Arran. Bedroom three, another generous double, features a bay window and an en-suite shower room. The single bedroom four completes the accommodation on this level. The upper floor further benefits from having a large storage cupboard off, while the family bathroom, with its bath, over-bath shower, sink, and WC, is situated on the mezzanine floor.

Externally, the property boasts a beautifully maintained west-facing garden, primarily laid to lawn with mature shrub borders, trees, and a paved patio area, the perfect spot for relaxing and entertaining guests during the warmer months. To the side of the property, you will find a paved area with mature shrubs. The front of the property features a tarmac driveway, providing ample off-street parking. Access to the rear garden can be gained through a side gate, offering convenient access.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
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Below: Living Room



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Below: Family Room/Bedroom One



Below: Kitchen



Below: Sunroom



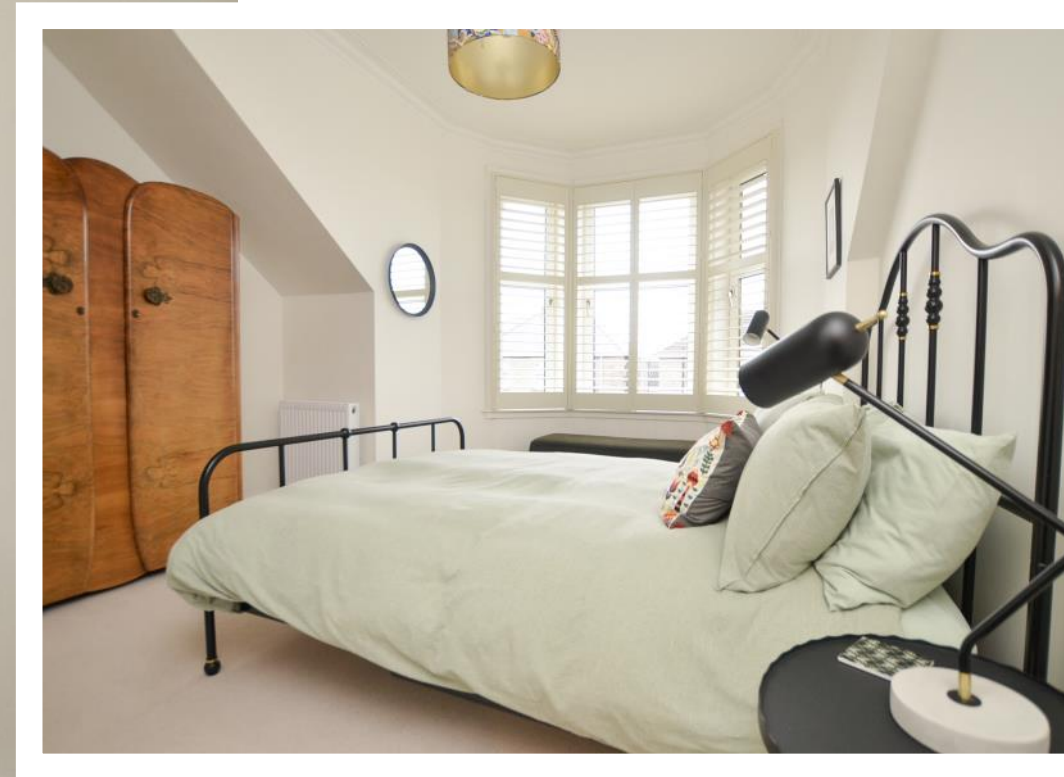
Below: Landing



Below: Bedroom Two



Below: Master Bedroom (Bedroom Three)



Below: Ensuite Shower Room

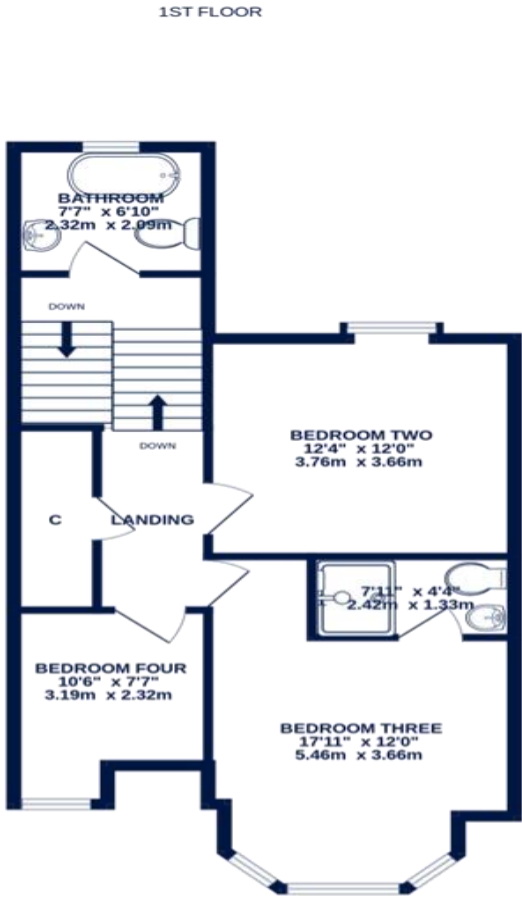
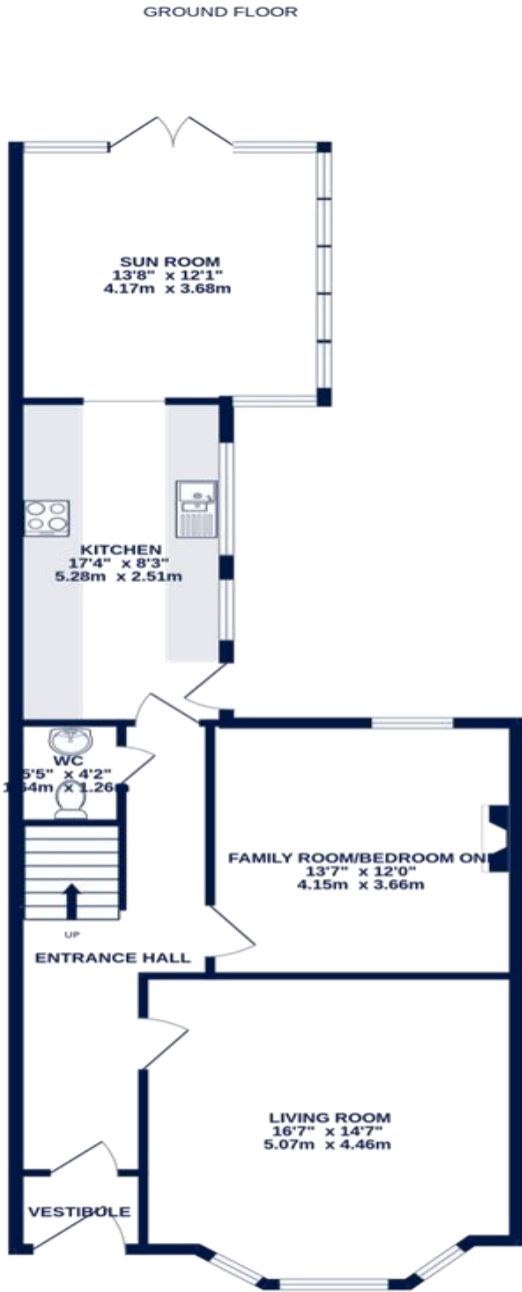


Below: Four



Below: Family Bathroom





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and 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.

Below: Rear Garden



Below: Rear Garden and Side Garden



GENERAL REMARKS

Services:
The property has mains water, drainage, gas and electricity. Heating is gas heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:
EER: D(57)

Council Tax:
The property is band E and the amount of council tax payable for 2024/2025 is £2,577.10
South Ayrshire Council Tel: 0300 123 0900.

Viewing:
Strictly by appointment with Bruach Property Ltd , 1 Templehill, Troon, KA10 6BQ
Tel:01292 690 940 or Email troon@bruachproperty.com

Possession:
Vacant possession and entry will be given on completion.

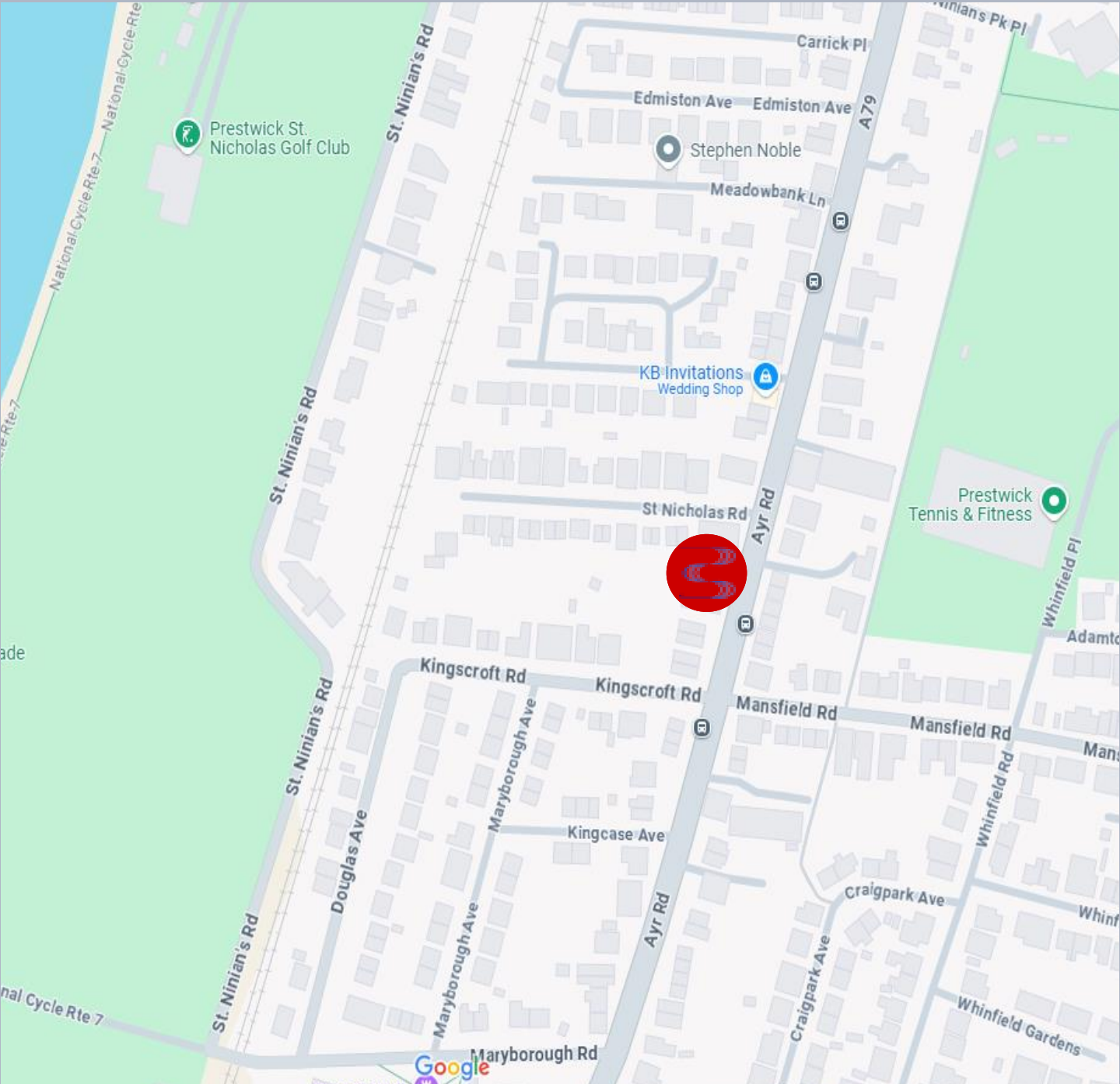
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:
A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:
All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in November 2024.