



**MONTGREENAN**  
PROPERTY GROUP



**58 Berelands Road**  
Prestwick, KA9 2JT

**Offers in excess of £310,000**





## 58 Berelands Road

Prestwick, KA9 2JT

Montgreenan Property Group are absolutely delighted to present to the market 58 Berelands Road, Prestwick

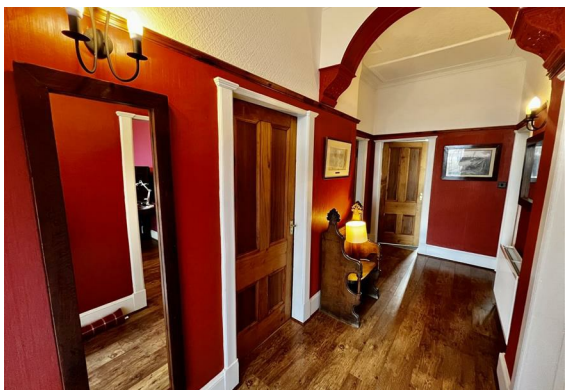
An incredibly handsome & deceptively spacious 4 bedroom red sandstone semi detached bungalow with driveway, detached garage & enclosed south facing garden located only a short stroll from Prestwick Town Centre, seafront & all local amenities.

Offering spacious & versatile accommodation over two levels along with significant potential to extend (subject to relevant permissions), this spectacular home is sure to appeal to a vast array of potential purchasers throughout the market.

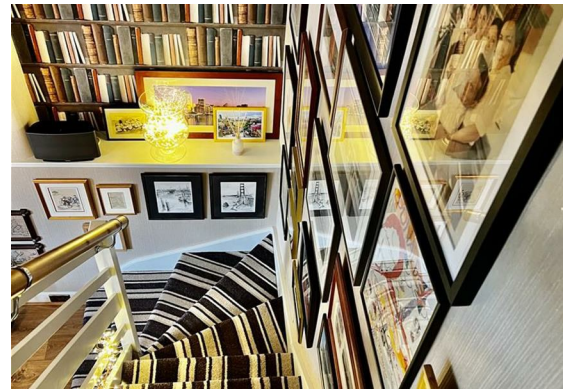
Particularly families looking for their forever home & those clients looking to downsize into an amenity rich locale.

In summary, the property ground floor comprises; entrance vestibule, welcoming reception hall with bathroom off, spacious & comfortable formal sitting room with log burner & bay window, home office / bedroom 2 & bedroom 3. Of particular note is the wonderful dining / family room complete with real fire which flows seamlessly into the fully fitted breakfasting kitchen then to a useful utility room.

An attractive staircase rises to the first floor which hosts spacious Master bedroom complete with en-suite shower room, study / dressing room & bedroom 4.







The property is complete with gas central heating, double glazing & high quality floor coverings throughout.

Externally there is a well maintained garden to the front plus a driveway providing secure off street parking which leads to a single garage.

Further enhancing this delightful home is the fully enclosed child / pet friendly rear garden. It enjoys a high degree of privacy & the preferred sunny south facing orientation which is ideal for outdoor entertaining & summer BBQ's.



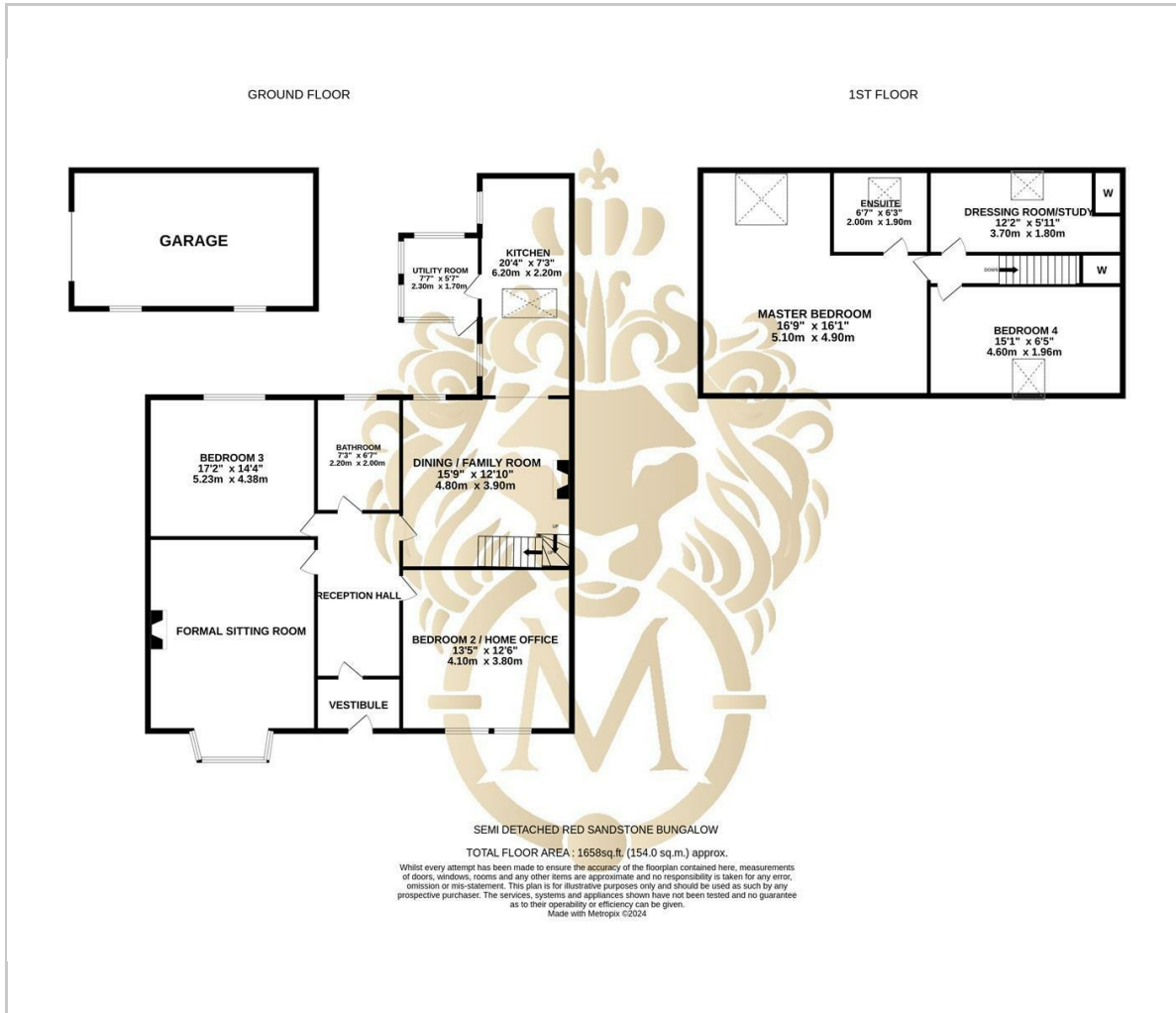
Early viewing is fundamental to fully appreciate this wonderful home & it's prime Prestwick setting.

Home Report Value £330,000 By Graham & Sibbald





## Floor Plan

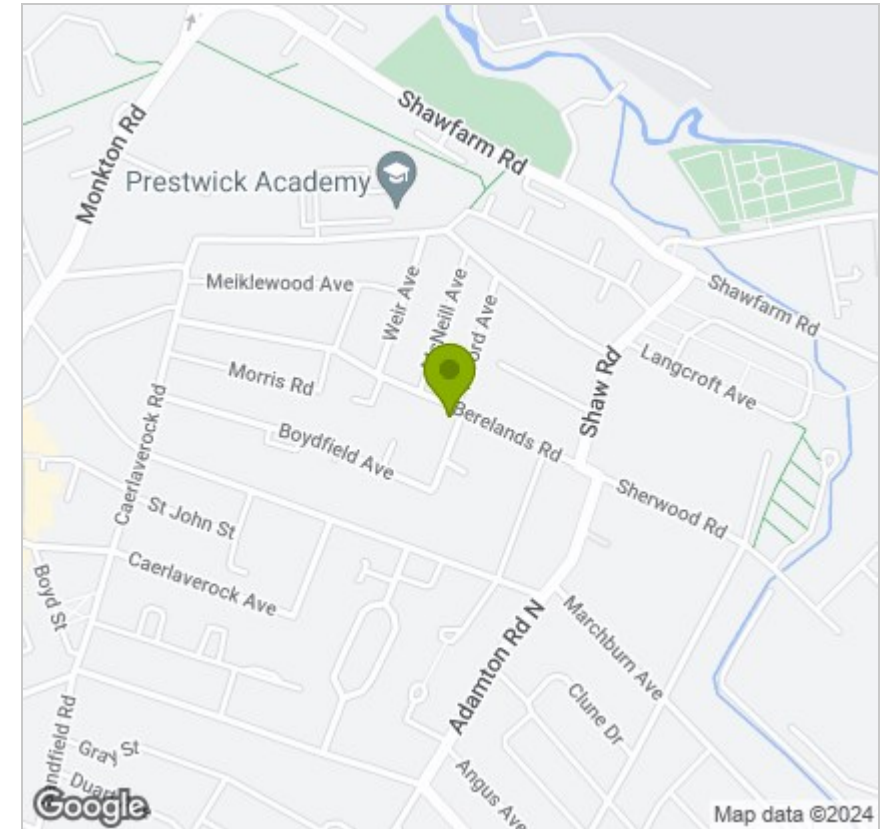


## Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

