



**37 Grangemuir Court, PRESTWICK KA9 1GA**  
**Offers Over £175,000**







IMMACULATE SECOND FLOOR RETIREMENT FLAT ENJOYING AN OUTSTANDING SETTING WITH SPECTACULAR SEA VIEWS is located a short distance from the centre of Prestwick.

Prestwick is a popular coastal town which provides numerous excellent amenities to include local and supermarket shopping, an excellent selection of restaurants and lovely cafes. Public transport services are excellent with both bus and rail services area easily accessible. Additional extensive amenities are found within the neighbouring town of Ayr.

As well as benefitting from the excellent services and amenities within a Retirement Development, this very spacious and much improved second floor flat offers accommodation of reception hall, bright lounge with Parisian style balcony including fabulous sea views to Arran and beyond, and providing access via French doors to the modern galley kitchen to the side. The kitchen also with sea views offers a range of floor standing and wall mounted units with electric hob and electric oven below. Further accommodation comprises two spacious double bedrooms including sea views, one with extensive wardrobing and an internal fully refitted shower room with three piece suit and an electric shower. The property benefits from double glazing all replaced in 2017, electric heating, with recent new panel heaters, and security controlled entry.

Within the block there is a residents' lounge, guest bedroom and laundry room. Externally there are professionally maintained garden grounds with extensive residents' parking located to the side.

#### DIMENSIONS

Lounge	22'5" x 10'7"
Kitchen	7'1" x 7'6"
Bedroom	15'7" x 9'3"
Bedroom	15'7" x 9'2"
Shower room	6'7" x 5'5"

#### COUNCIL TAX

Band E

#### ENERGY RATING

C

#### FEATURES

Beach front location

2 Double bedrooms with sea views.

Upgraded shower room

UPVC double glazing all renewed 2017

Secure Door Entry System

Residents' lounge

Guest bedroom

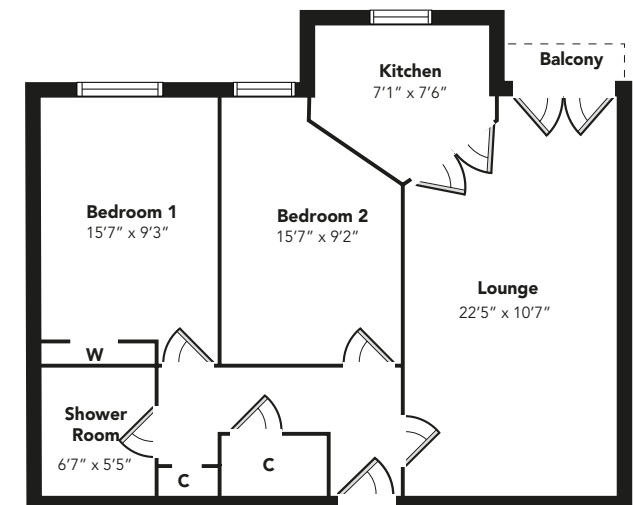
Lift

Residents' Parking

Viewing recommended

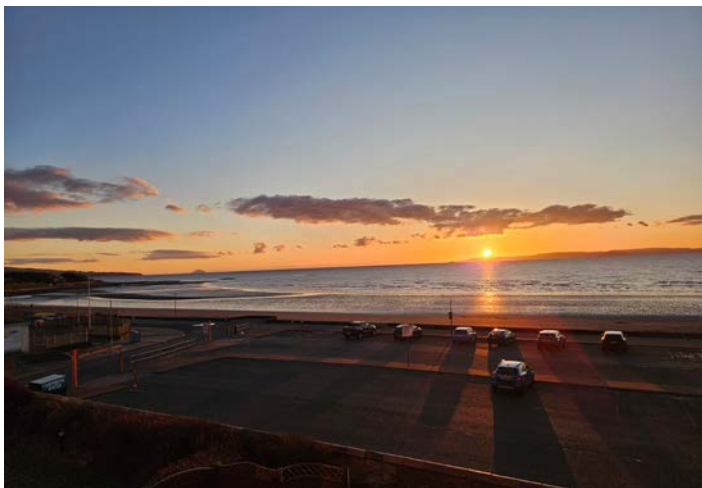
#### INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.



Floorplans are indicative only - not to scale

Produced by Plushplans



### TRAVEL DIRECTIONS

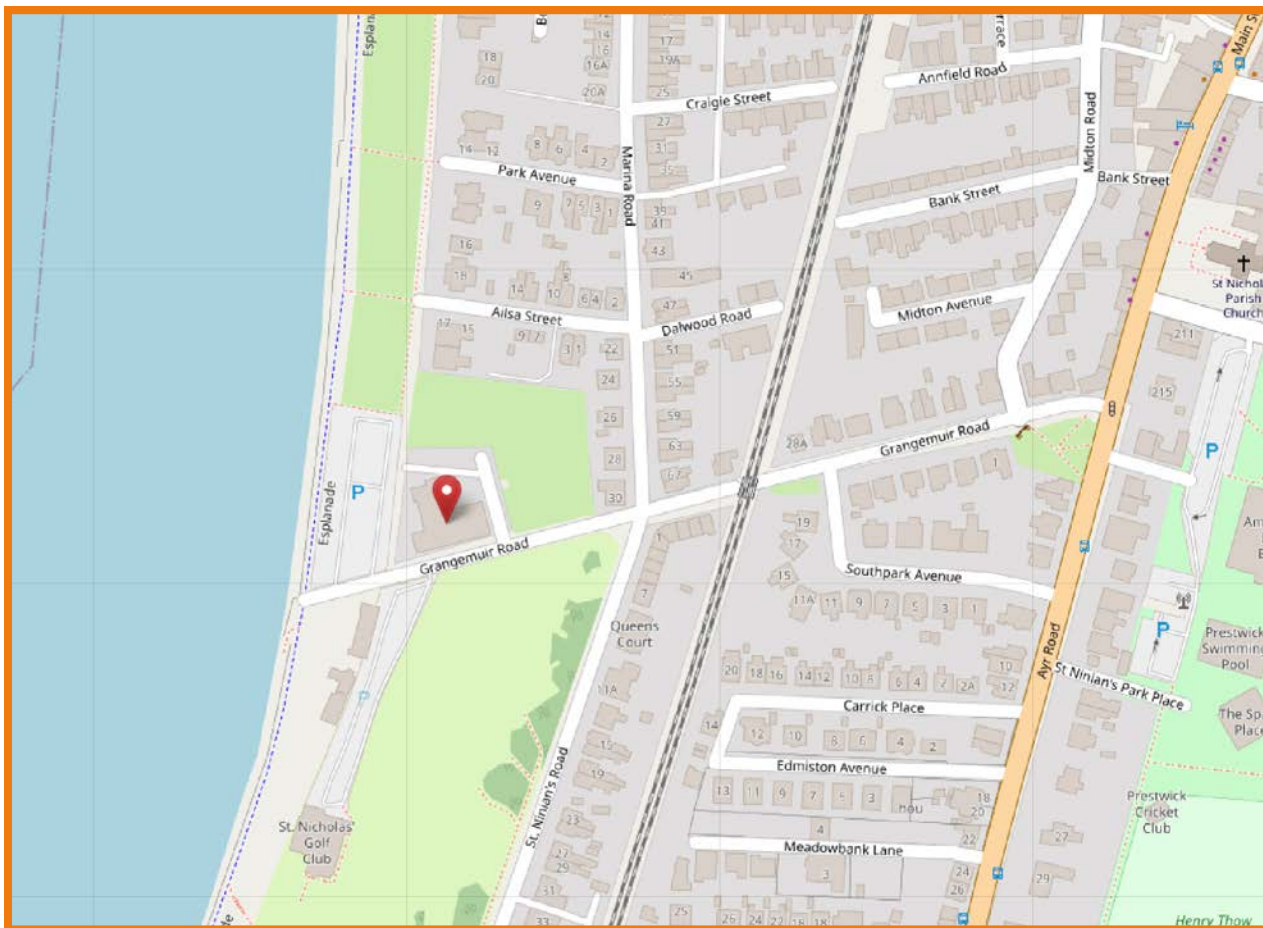
Travelling from the centre of Prestwick from Ayr Road follow Grangemuir Road, passing under the railway line to the development of the right hand side.

### VIEWING

Strictly by appointment through Barnetts on 01563 522137.

### ENTRY DATE

By arrangement



### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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