



**12 COYLEBANK**  
PRESTWICK

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A truly immaculate semi-detached villa with an excellent level of fixture and finish, set within a quiet residential cul-de-sac close to Kingcase Primary School.**

Number 12 is a modern semi-detached villa which is presented to the market in immaculate, walk-in condition with a bright and spacious layout. The property has fresh neutral decor, ample storage, quality floor coverings and an impressive open plan lounge and dining area, resulting in an exceptional home suited to a variety of potential purchasers and particularly the family market. There is off road parking with a driveway to the front and side, and private gardens to the front and rear.

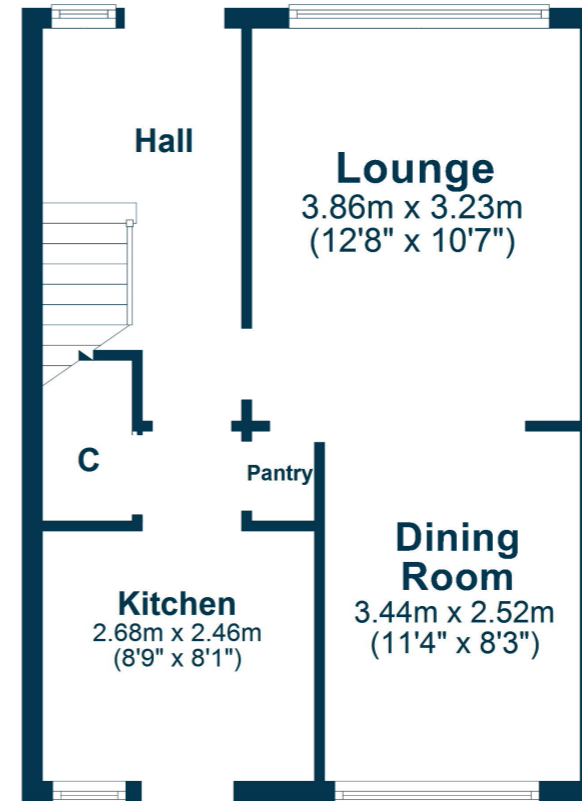
In more detail, the internal accommodation extends to an entrance hallway with stairs leading to the upper floor, a spacious lounge with a large picture window that leads open plan into the dining area, and a modern fitted kitchen with ample wall and base units, a door to the rear garden, under stairs storage and a pantry. On the upper floor there is loft access and a storage cupboard off the landing, a fully tiled family bathroom suite and three bedrooms, all with built-in wardrobe space.

Externally the front garden is laid with lawn and shrub borders, with a paved driveway leading along the side. There is gated access at the side through to an enclosed rear garden, which is laid with lawn, a paved patio area, mature shrubs and a garden shed.

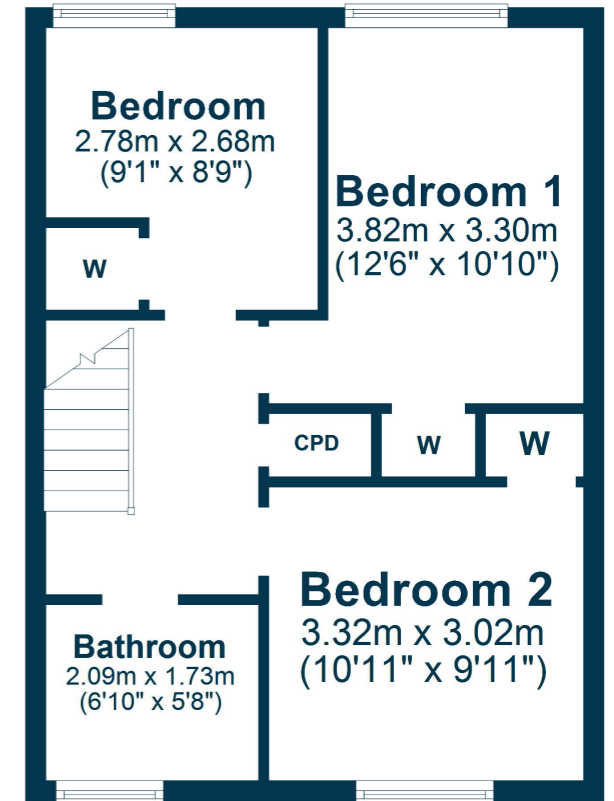




### Ground Floor



### First Floor



Coylebank is a quiet residential street of similarly styled properties within close proximity to Prestwick Oval and the town centre, which provides an array of boutique shops, bars and restaurants. Just off Adamton Road this is a relatively traffic free address within close proximity to schools and local shops. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

**AY4951** | Sat Nav: 12 Coylebank, Prestwick, KA9 2DQ

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON  
YOUR FUTURE



Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

**Tel:** 01292 880 888

**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)