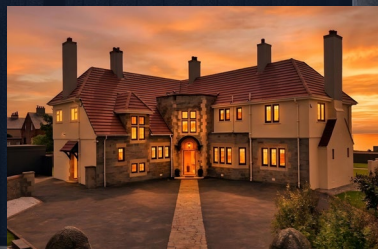


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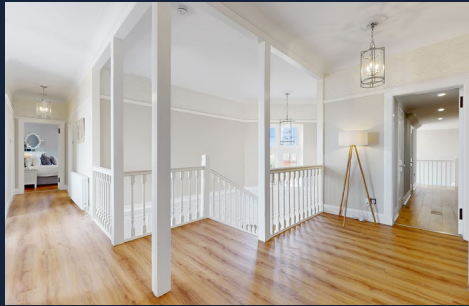
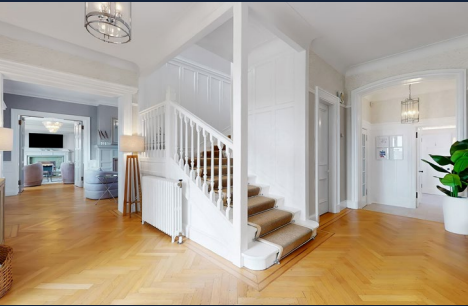
"GRACEFIELD", 21 BURGH ROAD, PRESTWICK



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"GRACEFIELD", 21 BURGH ROAD, PRESTWICK



An exceptionally rare opportunity to acquire an iconic Prestwick Home... "Gracefield" is a unique Detached Seafront Villa of immense character and charm, originally built circa 1920s overlooking Prestwick promenade. Enjoying true, panoramic views sweeping along the Ayrshire coastline, with the magical ever-changing seascape framed by Isle of Arran and Ailsa Craig on the horizon.

From the approach, this elegant home features an imposing stone-pillared entrance with remote controlled privacy gates opening onto an expansive courtyard, providing generous private parking alongside a detached double garage for secure parking/storage. Private, lawned gardens extend around the property to the sea-view frontage, a traditional stone boundary wall secures the perimeter and a private gate leads onto the promenade.

Displaying fine architectural details, with the courtyard elevation having a natural sandstone finish and focal point arched main door entrance flanked by detailed windows, whilst a striking high roofline is topped by distinctive tall chimneys. The sea-facing elevation is a contrasting rendered finish, dominated by large picture windows, intentionally designed to maximise the dramatic coastal views.

Comprehensively refurbished/redesigned at substantial expense by the current owners, presented to exceptional "Show Home" standard. The interior meticulously retains its traditional character features while introducing a luxury modern specification. The addition of multiple en-suites and a spectacular recessed roof balcony carved into the upper floor roof area clearly enhance its immense appeal. The unique recessed balcony features patio doors inset within the existing roofline, the cosy internal living area allows you to absorb the panoramic sea views, sheltered from the elements with a seamless clear glass screen providing shelter from the elements.

The expansive accommodation extends to approximately 4,400 square feet, easily providing flexible family living or fabulous space in which to entertain. Comprising 11/12 main apartments over two levels, the flow and accessibility are enhanced by two separate staircases- a striking main staircase rising from the reception hall and a secondary historical "maids" staircase to the rear.

The ground floor opens through a formal entrance vestibule onto a most welcoming/calming reception hall. From here, you are led past a charming semi-open living area into the impressive bay-windowed formal lounge with statement

fireplace, a separate sunroom centrally positioned on the seafront elevation invites one to relax and enjoy the coastal views. A wonderful bay windowed family/dining room sits open-plan style adjacent to the substantial breakfasting/ kitchen, which features a stylish array of base/wall cabinets with integrated appliances. Centrally, a substantial breakfasting island serves as the heart of the kitchen, overlooking an extended array of patio doors that open onto the elevated feature decking area which provides a connected outdoor entertaining space. A secondary hallway from the breakfasting kitchen leads to the laundry/utility, store and "downstairs" cloakroom/wc, all located adjacent to the secondary rear entrance/exit with its charming stable-door design, as well as access to the basement area which features the services/boiler.

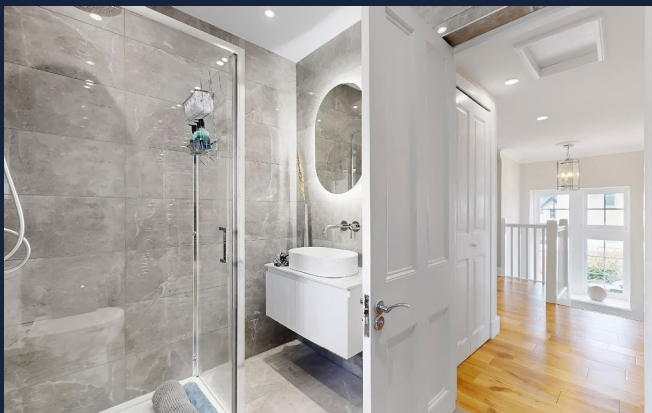
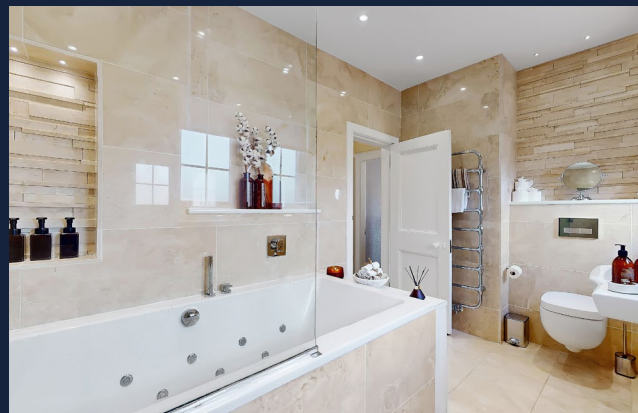
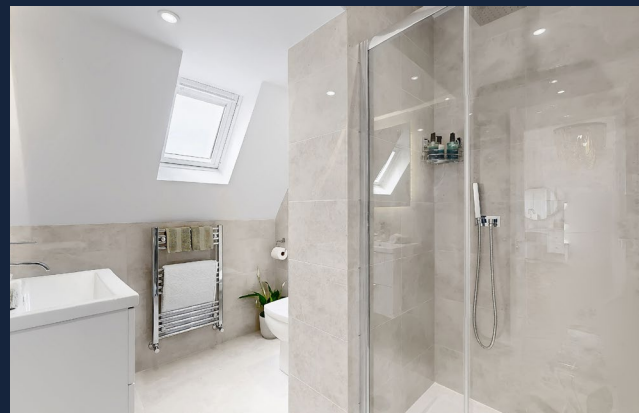
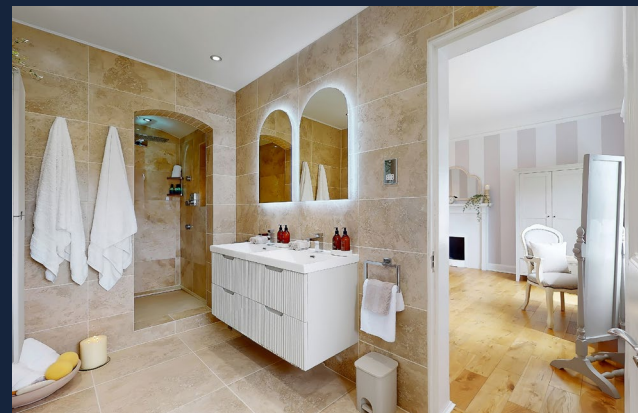
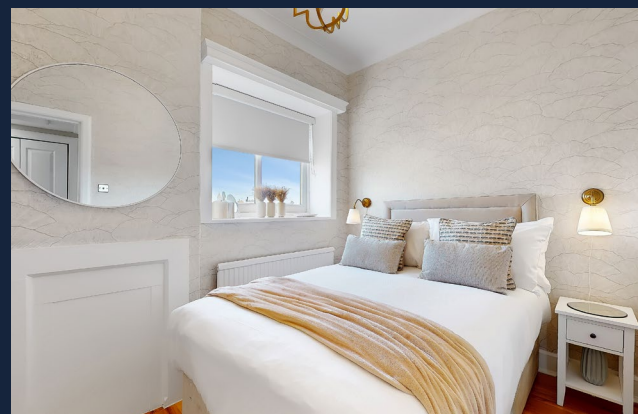
The main staircase from the reception hall rises to an expansive upper hall which befits this elegant home, providing access to six spacious bedrooms. Bedroom 1 - the master bedroom with a front-facing orientation & luxury en-suite, which sits alongside bedroom 3, also en-suite, to the front - both bedrooms capitalise on the panoramic sea views. Bedroom two (with en-suite) and four are situated directly behind these respective rooms, while bedroom 5 and 6 are located in the rear wing adjacent to the maids' staircase with an en-suite style shower room/wc nestling adjacent these two bedrooms. A luxurious main family bathroom is located adjacent to bedroom 4. The specification includes gas central heating, double glazing, solar panels discreetly installed on the south elevation. The grounds also feature side garden areas tucked behind rendered privacy walling to match the main house frontage, a hardstanding private play area within the courtyard. A very useful detached games room/study sits adjacent to the double garage, ideal for those wishing to work remotely, whilst a hot-tub nestles in the corner of the feature decking/external dining area.

Prestwick remains Ayrshire's property hotspot, celebrated for its vibrant and well-established mixed main street shopping, restaurants, local amenities & sweeping promenade/seafront. Excellent public transport links include local bus & rail services whilst the A77/A78 are conveniently accessible. Prestwick Airport is nearby. This elegant home will appeal to select clients seeking a unique seafront home, likely to be of particular interest to Glasgow-based buyers, those relocating from overseas seeking a prestige home or clients from South of the Border who are seeking a change of lifestyle from city to seaside, a better work/life balance, or retirement.



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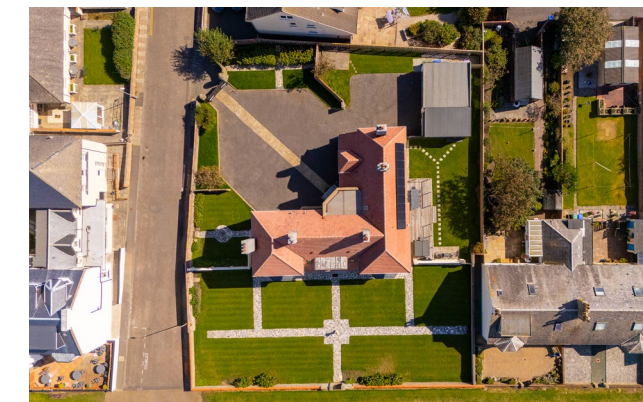
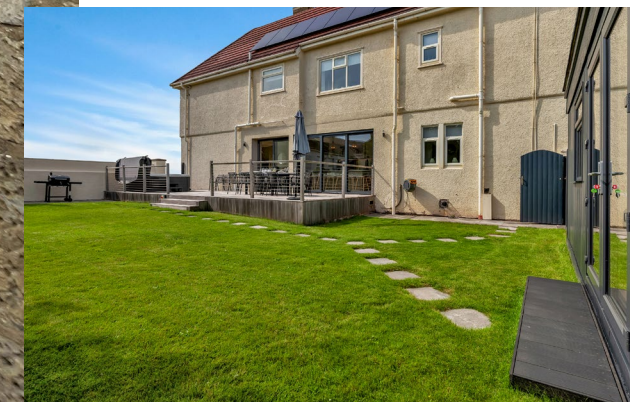




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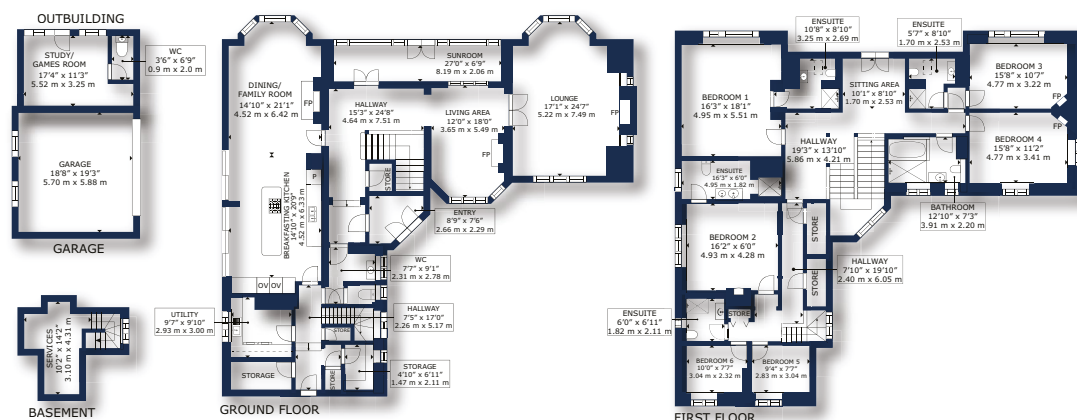


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FLOORPLAN



GROSS INTERNAL AREA
 BASEMENT: 136 sq. ft., 12 m², GROUND FLOOR: 2,270 sq. ft., 211 m²
 FIRST FLOOR: 2,168 sq. ft., 201 m², TOTAL AREA: 4,574 sq. ft., 424 m²
 EXCLUDED AREA : GARAGE/OUTBUILDING: 548 sq. ft., 51 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
 Produced by [Plushplans](#)

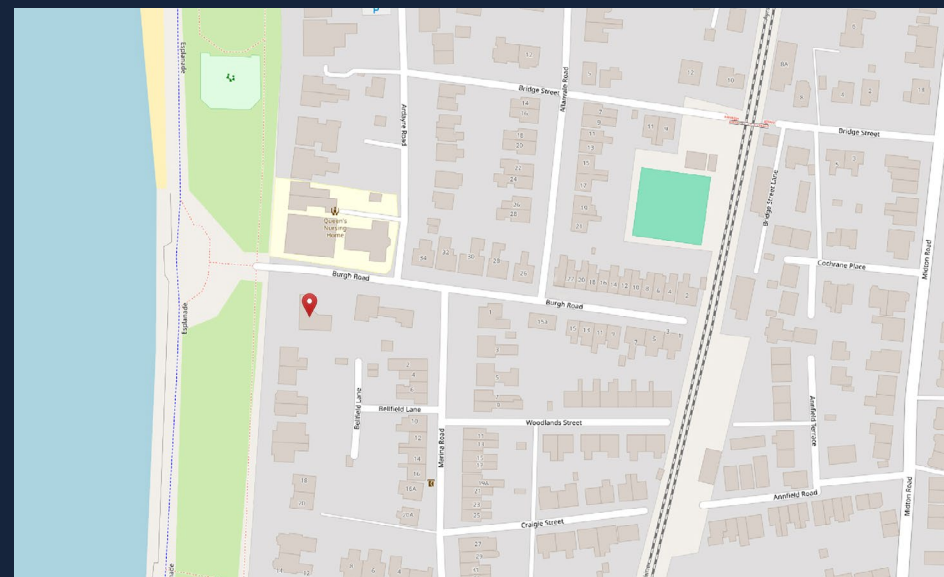
To discuss your interest privately... contact Graeme Lumsden, Director/Valuer at BLACK HAY Estate Agents. One of Scotland's most experienced property experts ...**providing bespoke service over 4 decades.**

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Graeme Lumsden, Director/Valuer, BLACK HAY Estate Agents comments...

" My own family connection is with the Mull of Kintyre and I am forever linked to the appeal of sea views, yet I have mostly lived in the countryside... secretly I yearn for a sea view as the seascape can change literally by the minute.

Gracefield is a fabulous Seafront Villa... unique, elegant, substantial, enjoying wonderful panoramic sea views ...now transformed by the current owners who have funded/overseen an inspired refurbishment which retains its elegance & character yet firmly secures it in the 21st Century.

After 40 years in the property industry, marketing & selling a myriad of homes, for me, Gracefield easily secures the accolade of being an exceptional Luxury Home ...with the magical sweeping seafront as your perfect neighbour.

As the remote gates close and you enter Gracefield ...those magical views will welcome you every time you come home. "

serving existing & new clients since the...

1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's 2020's