

33b Boydfield Avenue

PRESTWICK, SOUTH AYRSHIRE, KA9 2JL



*FULLY REFURBISHED ONE BEDROOM UPPER
FLAT PRESENTED IN TRUE WALK IN CONDITION*



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McEwan Fraser Legal is delighted to present 33b Boydfield Avenue, a beautifully finished one bedroom upper flat offered to the market in excellent condition. This impressive home has been upgraded to a high standard and benefits from a modern kitchen and bathroom, a generous double bedroom and a standout private rear garden complete with greenhouse, two sheds and patio space. The property will appeal to first time buyers, professionals and downsizers alike.

Entering the property, you are welcomed into a bright vestibule which leads into the open plan lounge and kitchen. The layout is simple and effective, with the bedroom positioned to the rear and the bathroom accessed from the hallway.

The open plan lounge and kitchen is a warm and inviting space, enhanced by a large window that floods the room with natural light. Neutral décor creates a calm and modern feel, while a breakfast bar adds a practical dining area, ideal for both everyday living and entertaining. A stylish vertical radiator adds a contemporary touch, and the space further benefits from double glazing.





The kitchen is laid out in a practical U shape, offering excellent worktop space and storage. It is fitted with modern handleless units, gas cooker and hood, with additional space for a freestanding washing machine.

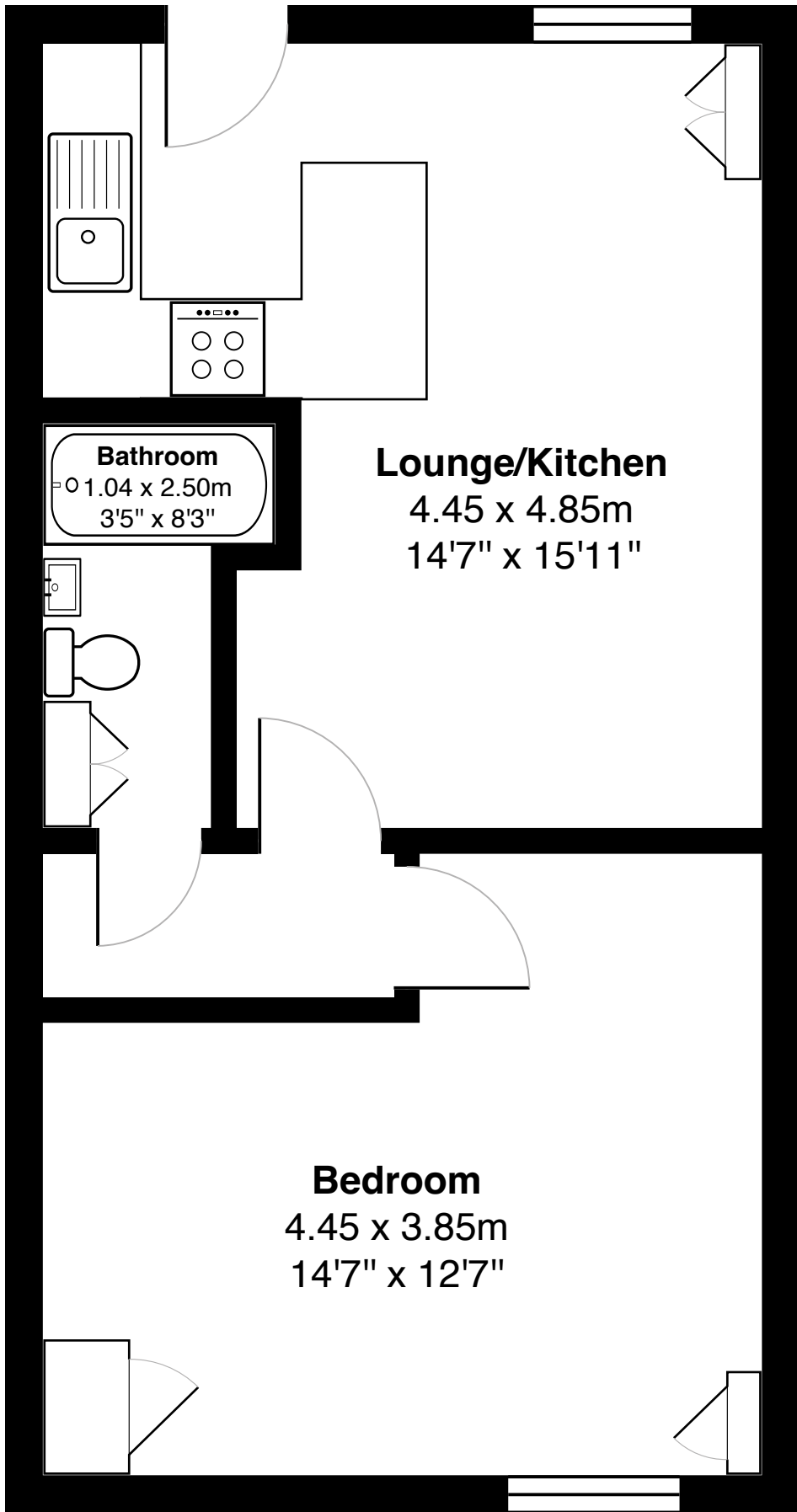




The bedroom is well proportioned and tastefully finished, with ample space for freestanding furniture alongside built in storage. The bathroom is finished with striking gold marble effect wet wall and includes a bath with overhead shower, basin, WC and heated towel rail.







Gross internal floor area (m²): 39m²

EPC Rating: C

Externally, the property continues to impress. There is ample on street parking to the front, while the rear garden is a real highlight, featuring a greenhouse, two sheds and a patio area, creating a fantastic outdoor space that is both functional and enjoyable.

Further benefits include double glazing throughout and early viewing is highly recommended.

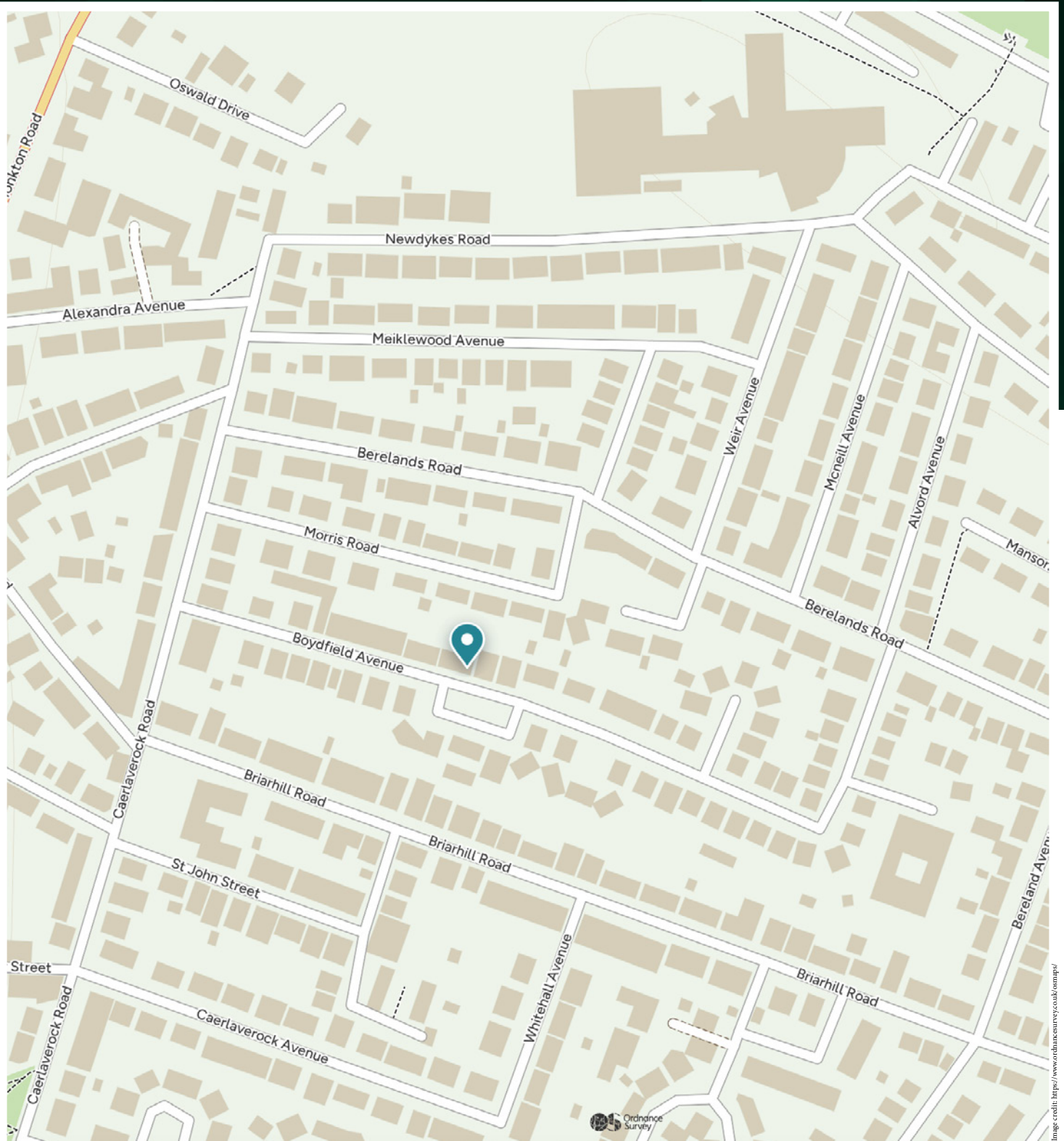




Boydfield Avenue is ideally positioned within Prestwick, offering easy access to a wide range of local amenities. Prestwick Main Street is within walking distance and provides a variety of shops, cafés, bars and restaurants, giving the area a vibrant and popular feel. The beachfront is also nearby, perfect for walks and outdoor leisure, while a range of sporting facilities including golf courses, a swimming pool and tennis centre are all within easy reach.

Excellent transport links are available, with Prestwick Train Station close by and regular bus services providing convenient access to Ayr, Glasgow and surrounding areas, making this an ideal location for commuters and those looking to enjoy coastal living.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
NARI BHANDARI
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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