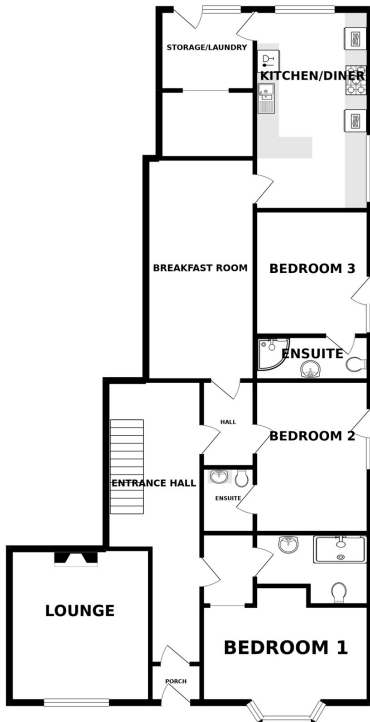




9 bedroom extended semi-villa in a prime Prestwick location. Currently in use as a successful guest house with 2 reception rooms, dining-kitchen, 9 en-suite beds & laundry room. With front & rear gardens, parking for multiple cars + double garage.



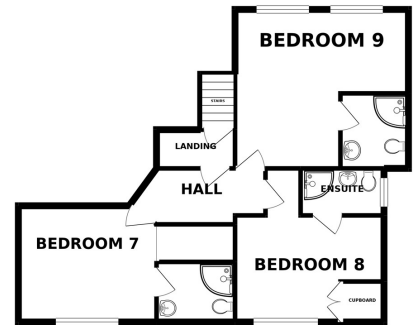
GROUND FLOOR 1350.25 sq. ft.
(125.44 sq. m.)



1ST FLOOR 739.43 sq. ft.
(68.69 sq. m.)



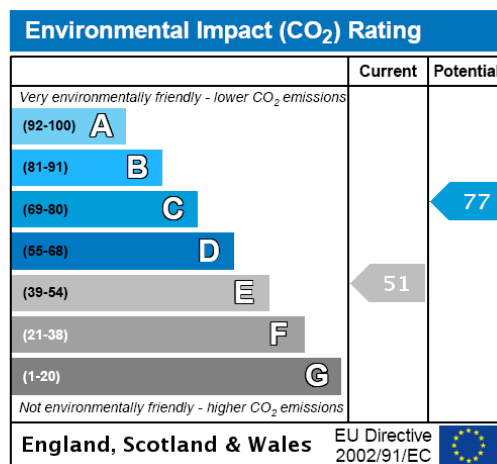
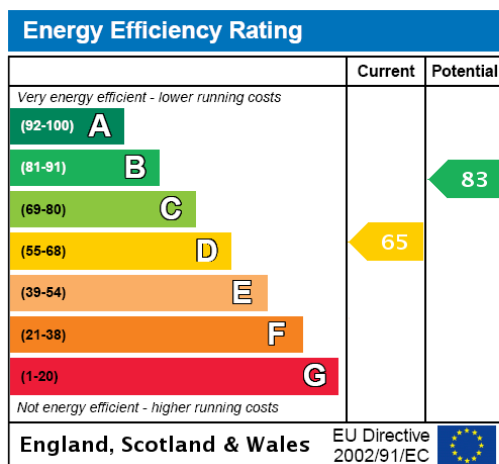
2ND FLOOR 622.62 sq. ft.
(57.84 sq. m.)



TOTAL FLOOR AREA : 2712.29 sq. ft. (251.98 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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213 Main Street, Prestwick, KA9 1LH

Hoppers Estate Agency are delighted to market this impressive, and deceptively spacious traditional red sandstone semi-detached villa located on Prestwicks' thriving Main Street. The large family home extends to ground, first and second floors and is currently in use as a successful guest house with 9 en-suite bedrooms, lounge, large dining/breakfast room, dining kitchen and spacious utility/storage room. The property is presented in true walk-in condition, and has some lovely features which accentuate the space with impressive high ceilings and large windows. The property will provide buyers with an incredible family home and/or business with the flexible layout and space on offer. Viewings are highly encouraged to appreciate the potential this wonderful home has to offer.

With front and side gardens, and off street parking for multiple cars as well as a double garage. Also benefiting from GCH, double glazing throughout with secondary glazing in all bedrooms, 2 boilers and 16 solar panels making the property highly energy efficient.

Internally, the property is immaculately presented; an impressive hallway is ahead on entry with staircase to the upper floors. To the left is the lounge; a good sized room with wooden flooring and neutral décor. Impressive detailing includes intricate cornicing and ceiling rose, as well as a large attractive fireplace. At the rear of the ground floor is the second reception room, a large space currently in use as a breakfast room for guests. Off this lies the large modern kitchen; with high gloss wall and base units providing excellent storage and worktop space. Integrated appliances include 2 ovens, 2 microwaves, 5 ring gas hob and dishwasher. The property also benefits from a spacious utility/storage room with access to the parking area at the rear.

There are 9 bedrooms in total; all are tastefully and neutrally decorated with modern en-suite shower rooms. There are 3 bedrooms on the ground floor, one of which has a large front facing bay window, while the others have direct access to the garden at the side of the property.

A split level landing leads to floors 1 and 2; on the first floor are a further 3 bedrooms, two good sized doubles and one larger rear facing double, as well as a storage room/large walk-in airing cupboard, housing the boilers. On the second floor is a similar set up with 2 good sized double rooms and a third larger bedroom (currently in use as a triple guest room), again, all with en-suite.

Externally, the property is well kept with ground at the front, side and rear. The front garden is raised above pavement level with steps up between mature, well kept planting beds. At the side is a neat, enclosed lawn ideal for outdoor seating, and to the rear is the parking area and garages.

DIMENSIONS



Ground floor-

Hall: 6'8x24'5 approx.

Lounge: 12'2x13'3 approx.

Breakfast Room: 9'5x24'7 approx.

Kitchen: 11'5x19'8 approx.

Utility/Storage: 8'3x12'11 approx

Bedroom 1: 15'1x13'11 (incl. bay)

En-suite: 10'0x4'6 approx.

Bedroom 2: 9'11x13'2 approx

En-Suite: 4'7x5'8 approx.

Bedroom 3: 9'8x14'0 approx.

En-Suite: 9'8x3'10 approx.

First Floor-

Bedroom 4: 16'1 (at longest point)x9'7 approx.

En-Suite: 5'1x6'0 approx.

Bedroom 5: 16'1 (at longest point) x 10'2 approx.

En-Suite (currently in use as storage) 7'0x5'1 approx.

Bedroom 6: 19'7x12'11 approx

En-Suite: 6'5x6'1 approx.

Storage Room: 16'1x4'1 approx.

Second Floor-

Bedroom 7: 12'0x10'8

En-Suite: 6'8x5'10 approx.

Bedroom 8: 12'10x10'6 approx.

En-suite: 8'8x4'4 approx.

Bedroom 9: 14'11x13'10 approx.

En-Suite: 4'10x6'5

INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788

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