

St. Quivox Road  
Prestwick, KA9

Fixed price of £250,000



Semi-detached bungalow in a prime location. The flexible accommodation comprises 2 reception rooms, 3 bedrooms (1 with ensuite shower room) kitchen, sun room & shower room. Gardens to the front & rear as well as off street parking & garage.



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GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		66
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

95 St Quivox Road, Prestwick KA9 2ER

Hoppers Estate Agency is delighted to present this extended red sandstone semi-detached bungalow in a prime, central location convenient for local transport links. The flexible accommodation currently comprises 2 reception rooms, 2 bedrooms, kitchen, shower room and sun room on the ground floor, with a large bedroom with an ensuite shower room upstairs. Fully double glazed with gas central heating, there are gardens to the front and rear, a driveway and detached garage.

St Quivox Road is a highly sought after location within walking distance of Prestwick's thriving Main Street where there is an abundance of restaurants, cafe's, independent boutique's and essential amenities. For families, there are highly regarded local schools nearby as well as parks and recreational areas. There are good public transport links close by also, providing quick and easy access into Glasgow, Ayr and surrounding towns and villages.

The property itself is very well presented, with bright, neutral décor throughout. Deceptively spacious with a flexible layout, and perfectly suited to families or those in need of ground level accommodation.

On entrance is a welcoming hallway with lounge to the right. The lounge is spacious, with front facing bay window and fireplace. The living area continues on at the rear of the property, with a spacious dining/sitting room leading to the bright kitchen with ample storage and worktop space. Through the kitchen is the sun rom; currently is use as a dining room, but would make a perfect additional sitting room; ideal for enjoying in the warmer months. There are 2 bedrooms on the ground floor; one front and one rear facing. Both are double sized with neutral decor. The second room (rear facing) has stairs off to the upper floor, which leads to bedroom 3; an impressive, large double with modern en-suite shower room and fitted storage.

Externally, the front garden is low maintenance, with a driveway the side leading to a garage. The rear is fully enclosed and very private, with a neat central lawn and large patio area. The garden is of a good size and is currently low maintenance; although it does have excellent potential for development or landscaping.

#### DIMENSIONS

LOUNGE: 12'11 x 12'5 approx.

KITCHEN: 12'8 x 7' approx.

BEDROOM 1: 12'11 x 12'1 approx.

SUN ROOM: 13'11 x 7'8 approx.

BATHROOM: 8' x 6'5 approx.

BEDROOM 2: 12'7 x 11'5 approx.

BEDROOM 3: 19' x 14'9 approx.

ENSUITE: 5'9 x 5'5 approx.

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**VIEWINGS:** Strictly by appointment through Hoppers Estate Agency, Tel 01292 477788.

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