

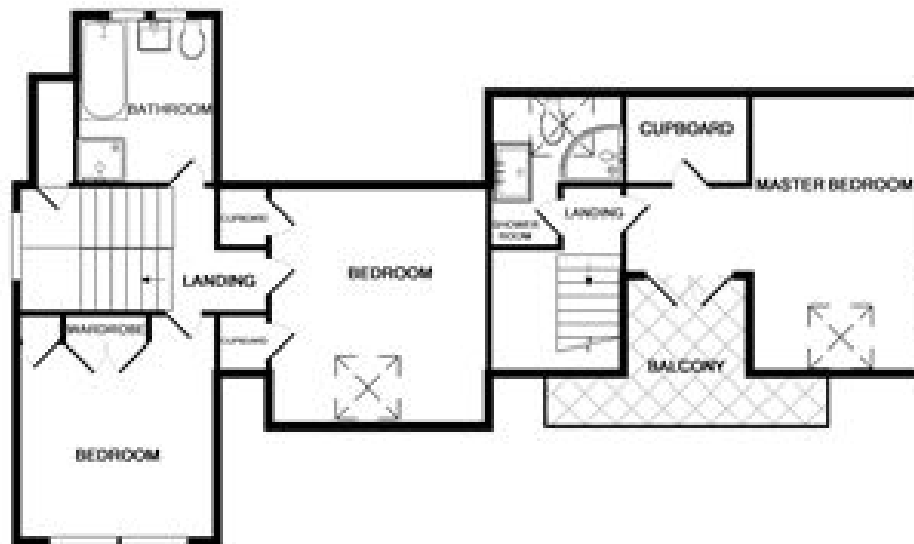


A unique detached character property looking onto Old Prestwick Golf Course, with stunning views to the sea and Arran. With 2 halls, 3 Reception Rooms, 4 Bedrooms, Fitted Kitchen, 2 Shower Rooms & Bathroom, set in landscaped gardens, with a garage.





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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 Seagate, Prestwick KA9 1AY

Hoppers Estate Agency are pleased to present this truly unique substantial character property, located at the end of Seagate, looking directly onto Old Prestwick golf course, with stunning views across to the sea and Isle of Arran. With 2 halls, 3 reception rooms (2 of which could also be used as additional bedrooms), a fitted kitchen, 4 bedrooms (the master with a spacious decked balcony), 2 shower rooms and a family bathroom, this beautiful family home is fully double glazed with gas central heating. Set in beautifully designed gardens with decking and ponds, there is also a garage to the front of the property.

GROUND FLOOR

VESTIBULE: 6'11 x 3' approx. Double glazed door to an entrance vestibule with tiled flooring, a radiator and a large cupboard with the electric meter and fuse box.

HALL: 6'11 x 11'10 approx. The impressive bright hall has a tiled floor, a radiator and a staircase with fitted carpet.

RECEPTION ROOM 1: 14'9 x 12'1 approx. A light, airy room with 5 windows in a front facing bay and 3 side facing windows in a small bay. This room has timber flooring, a radiator and an open fire in a stone fireplace with a slate surround and hearth.

RECEPTION ROOM 2: 11'6 x 16'5 approx. A lovely room with 2 front facing windows, a side facing window and a side facing door to the front decking. This room has a neutral fitted carpet, 2 radiators and a Living Flame fire in a rosewood fireplace with a marble surround and hearth.

BEDROOM 1: 12'3 x 8'11 approx. Bedroom with 2 side facing windows, a neutral fitted carpet and a radiator. There is also a large cupboard with a hanging rail.

KITCHEN: 12'4 x 11'11 approx. The kitchen has a large rear facing window, laminate flooring and a radiator. Partially tiled, with ceiling spotlights and a walk-in cupboard, the kitchen is fully fitted with white wall and base units with ebony 'Sparkle' worktops and an integral 1 ½ sink with monotap. There is also a Rayburn range cooker with a matching hood.

INNER HALL: 21'10 x 7' approx. The inner hallway has a rear facing double glazed door to garden, a tiled floor, a radiator and ceiling spotlights. There is a cupboard with the gas central heating boiler, and a staircase with a fitted carpet and an under-stairs shelved cupboard.

SHOWER ROOM: 6'10 x 4'3 approx. The shower room has a side facing window, pebble flooring and a chrome heated towel rail. It is fully tiled, with ceiling spotlights and a white suite comprising of a WC, a bowl washbasin in a walnut unit and a shower area with a stainless steel shower and screen.

RECEPTION 3: 17'8 x 15'6 approx. This stunning family room has front facing and side facing windows, and front facing and side facing patio doors to the garden. There is a neutral fitted carpet, a radiator, and a wood burning stove.

FIRST FLOOR

LANDING 1: There is a staircase from the entrance hall with a midway landing with a side facing arched window and a large storage cupboard, opening onto the Upper Landing.

BATHROOM: 8'10 x 7'4 approx. The bathroom has 2 rear facing windows, a tiled floor and a radiator. It is fully



tilled, with ceiling spotlights, and has a white suite comprising of a WC, a washbasin, a bath and a shower cubicle with an electric shower.

BEDROOM 2: 11'7 x 12' approx. Bedroom with a front facing window, a neutral fitted carpet, a radiator and fitted wardrobes.

BEDROOM 3: 12'3 x 11'5 approx. Bedroom with a front facing window, neutral fitted carpet and a radiator. There are also 2 large cupboards with hanging rails.

LANDING 2: There is a staircase from the Inner hall with a midway landing with a front facing skylight window, to the second Upper Landing.

SHOWER ROOM: 8'5 x 7'7 approx. The shower room has a rear facing Velux window, tiled flooring and a chrome heated towel rail. Partially tiled with mosaic tiles, there is a white suite comprising of a WC, a stylish rectangular 'Lauren' washbasin in a dark walnut unit, and a curving shower cubicle with a stainless steel shower.

MASTER BEDROOM: 14'11 x 16'2 (including dressing room) approx. A beautiful master bedroom with 2 side facing windows, a front facing Velux window and front facing patio doors to the large T shaped decked balcony with stunning views across Old Prestwick golf course to the Isle of Arran. The bedroom has a fitted carpet, a radiator, and a walk-in dressing room.

EXTERNAL: The house is set in an easily maintained, attractive walled garden. The stairs at the entrance to the side of the property are flanked by 2 low maintenance ponds with ornamental planting. The garden to the front of the property has paved paths and areas with mature planting, and there is a decked area which is partially sheltered by the balcony. The garden to the rear of the property is mainly laid to a paved patio, with a wood store and 2 garden sheds. The main garden area is to the right of the property, and it is partially laid to patio, with areas with mature flowering plants and shrubs. There is also a greenhouse and 3 sun decks.

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

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