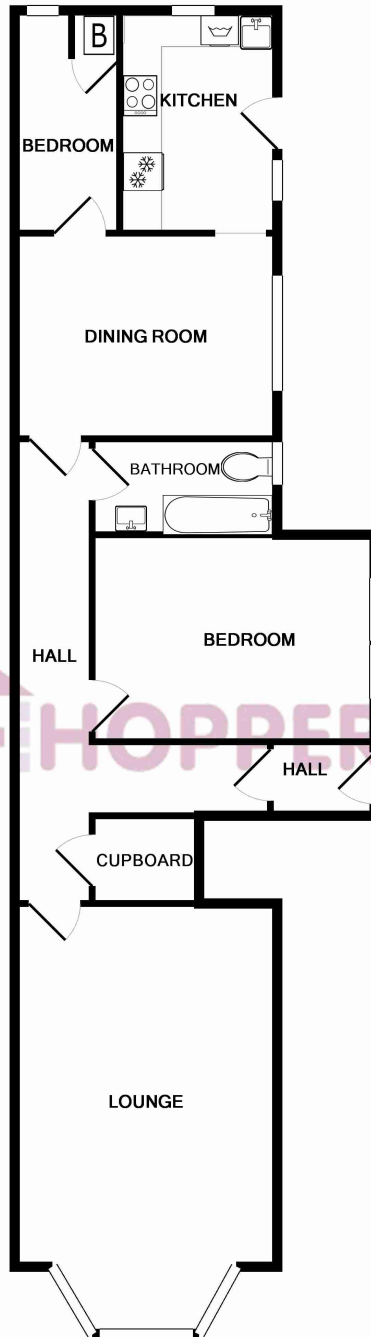




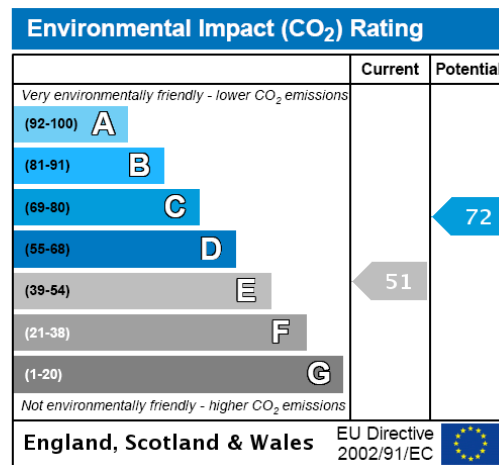
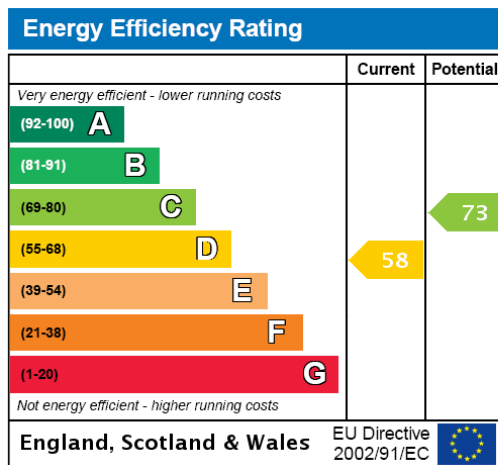
Immaculate lower flat in a central location with hall, 2 reception rooms, 1 double & 1 single bedroom, fitted kitchen & bathroom. GCH & DG, front garden & an extensive rear garden with outhouses. Walk-In condition, early viewings are advised.





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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88 Ayr Road, Prestwick KA9 1RR

Hoppers Estate Agency is delighted to present this immaculate ground floor flat in an enviable location. With hall, 2 reception rooms, 1 double & 1 single bedroom, kitchen and bathroom. There is a well-maintained front garden, with planning permission in place for off-street parking, and an extensive rear garden with additional outhouses. With GCH, boiler less than 2 years old, and double glazing throughout.

The property is immediately impressive; with tasteful decor throughout and presented in true walk-in condition. High ceilings and large windows brighten the property and accentuate the space while maintaining a homely and welcoming feel. We anticipate it will appeal to a huge range of purchasers incl. first time buyers and those downsizing from larger homes. Early viewings are advised!

This impressive home boasts a large front facing, bright lounge with bay window and neutral decor. A long hallway off, with large, walk-in storage cupboard, leads to a good-sized dining/sitting room, then to the kitchen, with wall and base units providing ample storage and worktop space, as well as integrated fridge-freezer, and white-goods which will be left by the current owner. The kitchen also provides access to the rear garden. There are currently 2 bedrooms in the property; a large double room, and a single room at the rear. The modern, stylish bathroom contains a white suite with shower over bath.

Externally, there is a good-sized, enclosed front garden meaning the property sits back from the main road, reducing traffic noise. The current owner has planning permission in place for off street parking at the front, should this be of interest to buyers.

A side pathway leads to the main rear garden, where there are 2 adjoining out-houses, ideal for those looking to develop a home office space, studio or garden room. There is a lovely seating area, with a surrounding of mature plants, and beyond this is a shared lawn/drying green (shared with flat 88A). Further down is an additional private garden area, with fruit trees, pond, mature plants and neat lawn; an ideal spot to relax in the warmer months. The garden is deceptively large, beautifully maintained, and perfect for those who enjoy their time outdoors.

The property is located on Ayr Road, within walking distance of Prestwick's thriving Main Street where there is an abundance of restaurants, cafe's, independent boutiques, as well as essential amenities such as post office, pharmacies and food shops. Prestwick Beach is only a short walk away, as are some of Prestwick's popular sports facilities; golf courses, tennis centre, swimming pool, cricket club etc. There are excellent bus links from outside the property, and the Train Station is within walking distance or a few minutes drive.

DIMENSIONS

Lounge: 12'6x21'3 approx.



Dining Room: 12'8x9'10 approx.

Kitchen: 8'8x10'8 approx..

Bathroom: 8'11x4'7 approx.

Bedroom 1: 13'8x9'11 approx.

Bedroom 2: 5'3x10'8 approx.

VIEWINGS

By appointment only - call Hoppers Estate Agency - 01292 477788.

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