

# Caerlaverock Road

Prestwick, KA9

Offers over £205,000

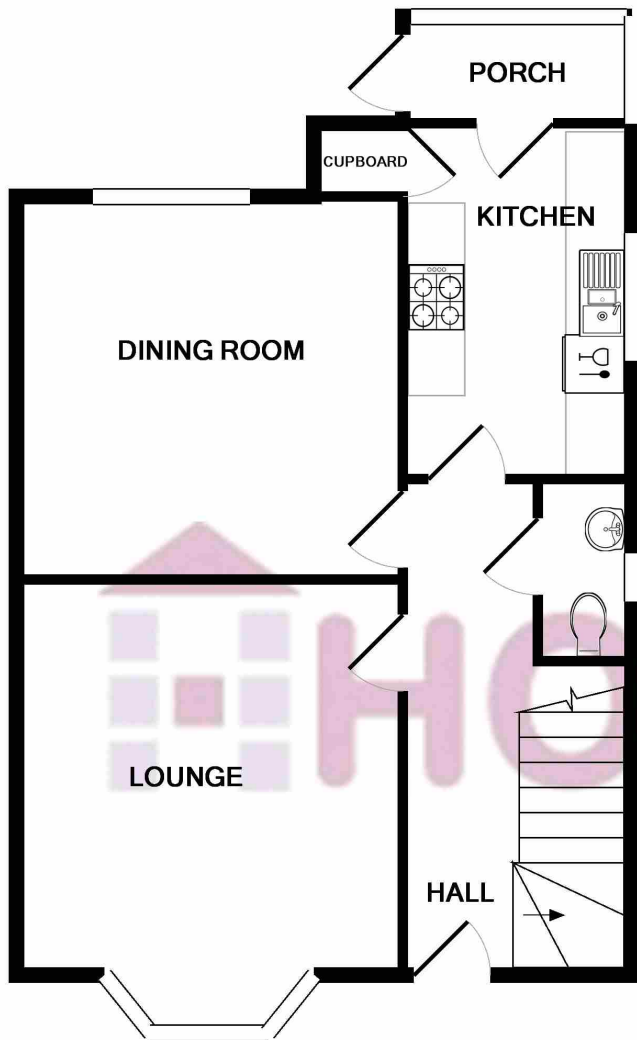


A well presented 3 bedroom semi detached tradition villa in Prestwick. Comprising spacious lounge, dining room, kitchen, 3 bedrooms, family bathroom and WC. With off street parking and large rear garden. Viewings highly recommended.

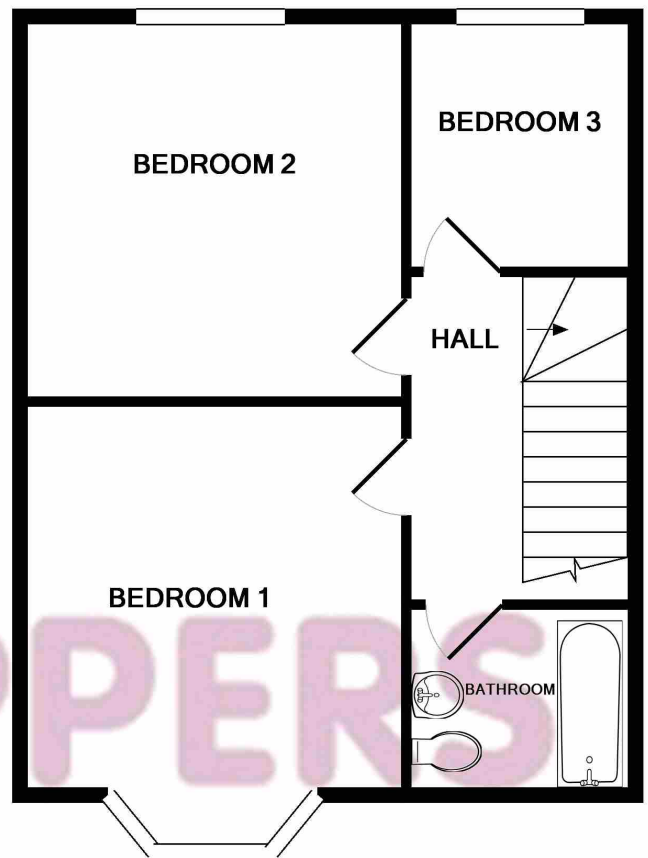


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GROUND FLOOR  
APPROX. FLOOR  
AREA 527 SQ.FT.  
(49.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 480 SQ.FT.  
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1007 SQ.FT. (93.6 SQ.M.)

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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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>		
(55-68) <b>D</b>	63	76
(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>		
(55-68) <b>D</b>	56	70
(39-54) <b>E</b>		
(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		

74 Caerlaverock Road, Prestwick, KA9 1HR

Hoppers Estate Agency are delighted to market this lovely 3 bedroom semi-detached villa in central Prestwick. This well presented family home comprises lounge, dining room, kitchen, 3 bedrooms, family bathroom and WC, with large sunny rear garden and off street parking. In move in condition, viewings highly recommended.

Internally, the property is well presented, with neutral decor throughout and spacious accommodation. On entry is a bright lounge with front facing bay window, to the rear of this is a spacious dining room overlooking the rear garden. The kitchen, also rear facing, contains ample wall and base units providing good storage and worktop space, off the kitchen is a large rear sun porch with access to the rear garden. Also on the ground floor is a convenient understair WC.

On the upper floor are 3 bedrooms; bedroom 1 is a spacious and bright double with front facing bay. To the rear, bedroom 2 is another spacious double, and next this lies a single bedroom; ideally sized as a guest room, nursery or study. Also on the upper floor is a modern family bathroom with white suite. The property has a spacious loft room also, with potential for full conversion.

#### EXTERIOR

Externally, the property benefits from a drive-in at the front, and a large rear garden. The garden is West facing with South facing aspects, ensuring a good deal of sunlight. Mainly laid to lawn, and fully enclosed, with a patio area ideal for outdoor dining. The garden is well kept and easily maintained in its current condition, alternatively, due to the size of the space, would make an ideal base for landscaping or development.

Caerlaverock Road is an ideal location for anyone looking to be near Prestwick's vibrant Main Street. With excellent amenities within short walking distance and train station and good bus links nearby.

#### DIMENSIONS

Lounge: 12'1x14'2 approx.

Dining Room: 11'8x12'1

Kitchen: 7'2x11'0 approx.

WC: 2'10x5'8 approx.

Bedroom 1: 12'1x14'2 approx.

Bedroom 2: 11'7x11'8 approx.

Bedroom 3: 7'4x8'0 approx.

Bathroom: 6'10x6'0 approx.

#### VIEWINGS

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