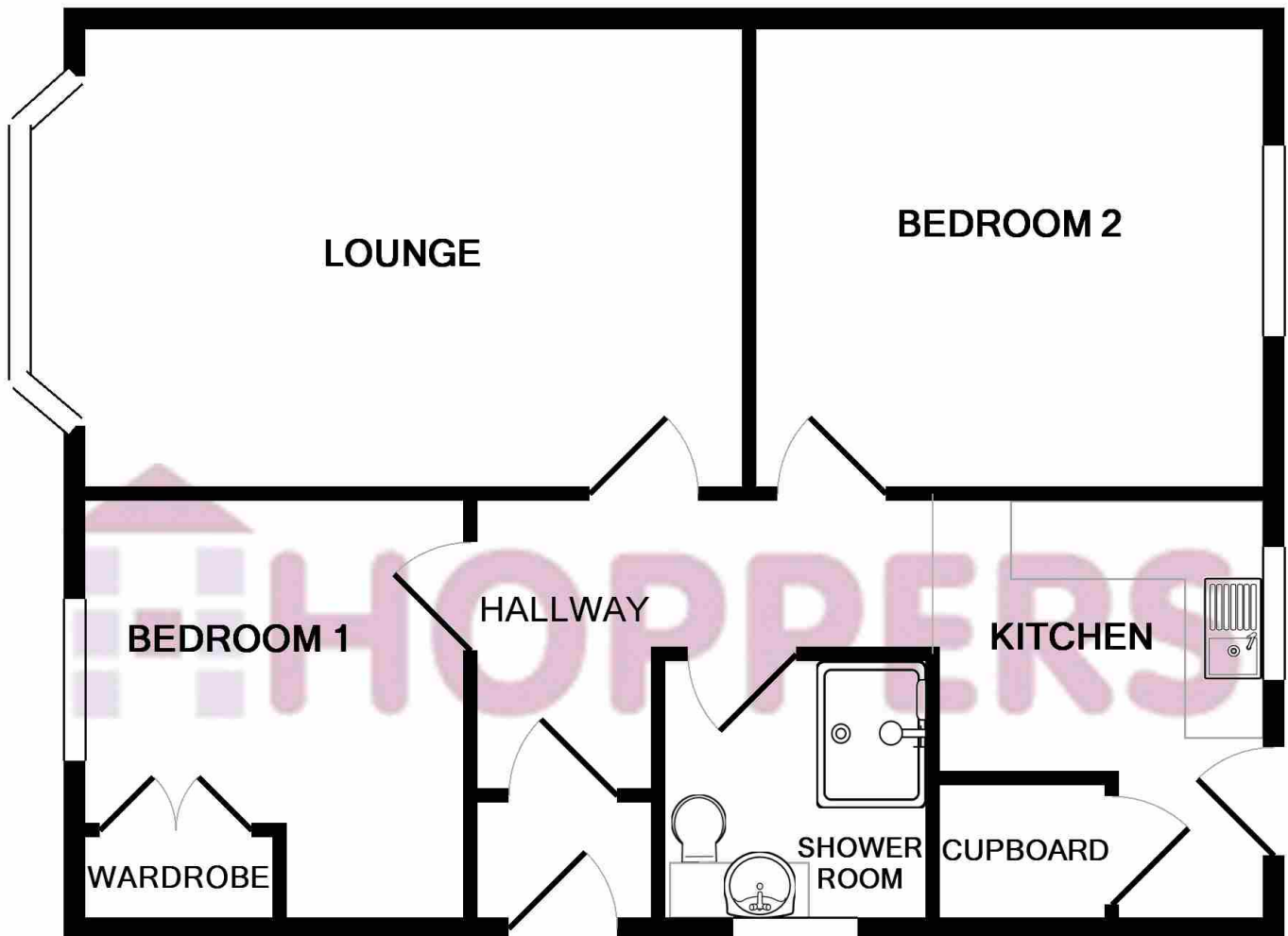




**\*\*CLOSING DATE THURSDAY 4TH OCTOBER @ 12 NOON \*\*** 2 bed semi bungalow in a sought after area of Prestwick. Spacious lounge, kitchen, 2 bedrooms, & shower room, front & large rear garden, driveway & detached garage. GCH & DG Viewings recommended



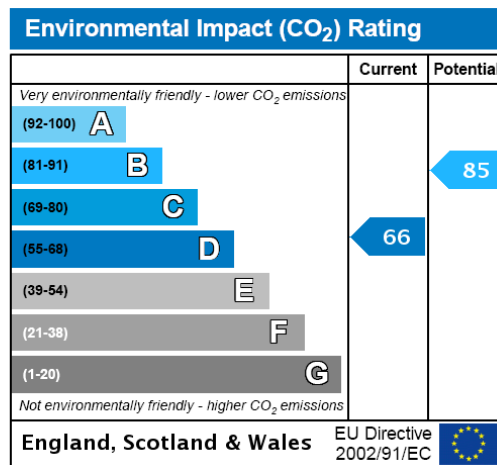
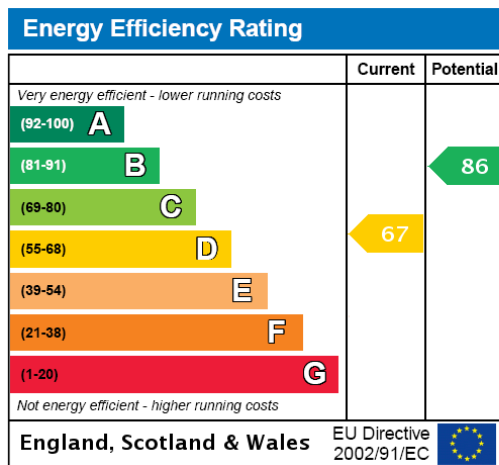


**TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.1 SQ.M.)**

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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37 Bentfield Drive, Prestwick, KA9 1TT

**\*\*CLOSING DATE THURSDAY 4TH OCTOBER @ 12 NOON \*\***

Hoppers Estate Agency are pleased to present this 2 bedroom semi bungalow in a sought after area of Prestwick. Comprising lounge, kitchen, 2 bedrooms and shower room, with large rear garden, detached garage and off street parking. An ideal opportunity to purchase an 'on the level' bungalow in a central area - with scope to extend into the loft space and to the rear. Viewings highly recommended.

Bentfield Drive is ideally located for Prestwick Main Street, Prestwick Beach, and access into Ayr, Glasgow and beyond, with good local transport links nearby. Also closely located to large supermarkets and schools.

The property itself, although in need of some modernisation, is well presented throughout. The bright front facing lounge is spacious with large bay window with partial views to Arran. Electric fire with wooden surround. The modest kitchen at the rear of the property is neutral with vinyl flooring and light walls, as well as a walk in storage cupboard and access to the rear garden. The large garden provides ample opportunity to extend the kitchen at the rear. There are two bedrooms in the property; bedroom 1 is a single room; an ideal child's room, office space or nursery, front facing and with built in storage. Bedroom 2 is a spacious, rear facing double. Both have fitted carpets and neutral décor. The modern shower room is neutral and bright, with white suite comprising toilet and wash-hand basin in vanity unit, and large shower cubicle.

#### EXTERIOR

Externally the property benefits from off street parking with driveway and garage at the rear. There are both front and rear gardens; the front is low maintenance, fully laid to beige chips which carry on to the driveway at the side of the property. The impressive rear garden is large and well maintained, with lawns to the front and rear, an area of beige chips, and a planting bed surround. Easily maintained in it's current state or ideally sized for landscaping or development.

#### DIMENSIONS

Lounge: 16'6x10'10 approx.

Kitchen: 7'9x9'11 approx.

Bedroom 1: 9'0x9'11 approx.

Bedroom 2: 11'11x10'10 approx.

Shower Room: 6'0x6'0 approx.

#### INCLUDED IN SALE

All floor coverings, light fittings and window blinds.

**HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX**

**Tel: 01292477788**

**E-mail: [hopperleads@aol.com](mailto:hopperleads@aol.com)**



## VIEWINGS

Strictly through Hoppers Estate Agency. Tel 01292 477788.

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