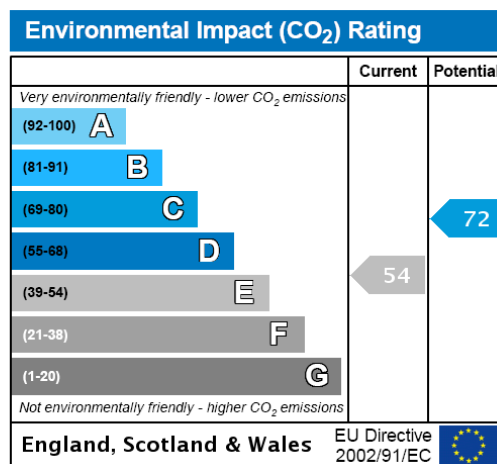
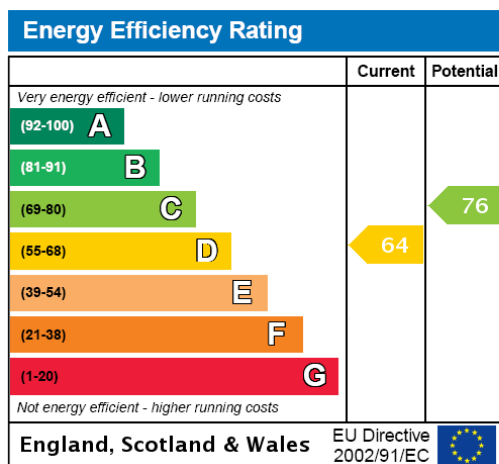




A stunning, 4 bedroom upper conversion in an enviable location with incredible aspects sea views. With lounge, kitchen, utility, sunroom, 4 bedrooms, bathroom, shower room & WC. With a large rear garden, off St parking, garage, balcony & secure entry





49A St Ninians Road, Prestwick, KA9 1SL

"UPPER NETHERBY"

Hoppers Estate Agency is delighted to market this rarely available upper conversion in an enviable location with stunning views over St Nicholas Golf Course and Arran. This generous 4-bedroom conversion spans the top level of a large detached property, and benefits from the private, secure ground entrance. In summary, comprises lounge, kitchen, 4 bedrooms, sunroom, utility, bathroom, shower room and WC. Additionally, there is off-street parking, garage, balcony, alarm system and a large rear garden. The property is presented in true walk-in condition, with neutral décor and quality fixtures and fittings throughout. Viewings are highly encouraged.

This lovely property will appeal to a range of buyers; particularly those in the market for a family home or holiday home. There are some beautiful features including high ceilings throughout, a large bay window in the lounge, beautiful cornice, parquet flooring, cast-iron fireplace and gas fire, French door to the balcony; the property is finished to an extremely high standard which compliments the original architecture but with contemporary fittings in kitchen and bathrooms. The kitchen is modern with integrated appliances and central island; a perfect casual dining space for family and friends. There is also space for a large dining table in the lounge without compromising on seating space. The views from the bay windows, front bedrooms and balcony of the property are unrivalled; clear views over Saint Nicholas golf course and further towards Arran, which is spectacular on a bright, clear day. The balcony off the kitchen offers an idyllic place to relax with friends on summer days or to watch the beautiful sunsets in the evenings. The bathroom, shower room and WC are modern with classic white suites and contemporary glass shower cubicles. with programmable electric heated flooring, The addition of the ground floor sunroom overlooking the beautifully kept, large rear gardens makes the property all the more appealing.

The external ground on offer is vast; the garden at the rear is hugely impressive; mainly laid to lawn with central planting beds and surrounding trees, bushes and shrubs. There is a raised patio from the sunroom with feature stone slabs; it's an ideal garden for families with children and/or pets, or for those who are particularly green-fingered and love their outdoor space. The garden has been well maintained by their preferred gardener.

In having both indoor and outdoor ground floor space; the property has the benefit of and feels more like a house than an upper conversion. It is very private at the rear with a secure entrance and garage at the front.

LOCATION

This property is located within easy walking distance of Prestwick Beach, Prestwick sailing club, and the famous Prestwick Golf club and Prestwick Esplanade. The thriving Main Street which boasts an abundance of restaurants, bars, independent shops and essential amenities.



St Nicholas Golf Course is directly west across St Ninians Road, and there are good public transport links nearby including Prestwick Train Station, Bus stops on Ayr Road and all major transport links are available

DIMENSIONS GROUND FLOOR

Sun Room: 20'10x9'10 approx.

Utility/Kitchenette: 7'11x9'7 approx.

WC: 7'10x3'0 approx.

DIMENSIONS FIRST FLOOR

Lounge: 14'11x22'5 approx.

Kitchen: 10'10x15'1 approx.

Bedroom 1: 15'6x11'6 approx.

Bedroom 2: 10'10x14'5 approx.

Bedroom 3: 14'0x13'5 approx.

Bedroom 4: 10'11x9'8 approx.

Bathroom: 10'10x5'7 approx.

Shower Room: 5'6x9'7 approx.

WC: 5'10x3'5 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788.

WhatsApp 07412212448

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.