

Annfield Road
Prestwick, KA9

Fixed price of £130,000



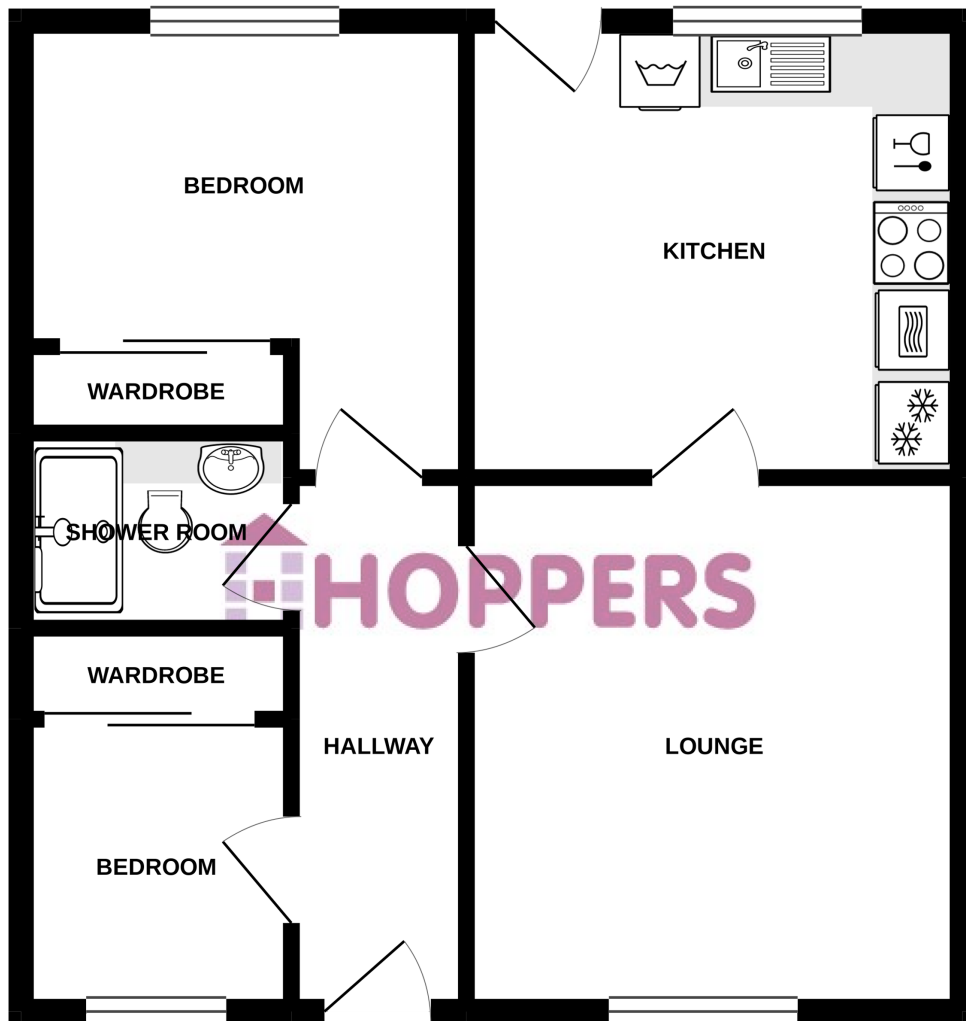
Immaculately presented 2 bedroom semi detached cottage. In true walk-in condition with lounge, kitchen with int. appliances, 2 bedrooms with fitted storage and shower room. With sunny Sth facing rear garden. Excellent, central location.



HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
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GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.




TOTAL FLOOR AREA : 512 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	88
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	31	69
England, Scotland & Wales	EU Directive 2002/91/EC	

7 Annfield Road, Prestwick, KA9

Hoppers Estate Agency is delighted to market this immaculate 2-bedroom semi-detached cottage in central Prestwick. Presented in true walk-in condition, viewings are highly encouraged to appreciate the look and feel of this lovely home. Comprising lounge, kitchen, 2 bedrooms and shower room, with front and South facing rear garden. This cosy property is suited to a couple or a single person; it will make an ideal home for a first-time buyer, or for those looking to downsize. With DG & elec heating.

Located just off Midton Road, Annfield Road is only a minutes' walk to Prestwick's bustling Main Street where there is an abundance of eateries, bars, independent boutiques and essential amenities. The beach is also within easy walking distance as are 2 of Prestwick's famous golf courses. There are good bus links from the Main Street providing easy access into Ayr and surrounding towns and villages. Prestwick Train station is a few minutes' walk away for those looking for easy access into Glasgow and beyond.

The property itself has been fully, and lovingly, upgraded by the current owner and there are quality fixtures and fittings throughout as well as tasteful, stylish décor which will appeal to viewers. On entrance is a welcoming hallway with lounge off; the spacious lounge is bright and neutral and leads directly to the modern kitchen. The kitchen contains white wall and base units which provide ample storage and worktop space as well as integrated appliances, and the current owner has made full use of the space by adding a small dining table. The main bedroom is double sized and rear facing with fitted storage, while the smaller room is single sized and front facing with fitted storage; this room is ideally sized for a nursery or office. The modern shower room contains stylish dark tiles and dark wood effect vanity unit with white suite.

Externally the front of the property is low maintenance and fully enclosed with side gate access to the rear. The good-sized rear garden is enclosed and mainly laid to lawn with small patio area; neatly kept and South facing, this is an ideal spot to relax or dine outdoors in the summer months.

DIMENSIONS

Lounge: 11'8x12'5 approx.

Kitchen: 11'8x10'8 approx.

Bedroom 1: 10'5x10'9 excl. wardrobe space. Approx.

Bedroom 2: 6'4x6'10 excl. wardrobe space. Approx.

Shower Room: 6'4x4'7 approx.

VIEWINGS

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



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