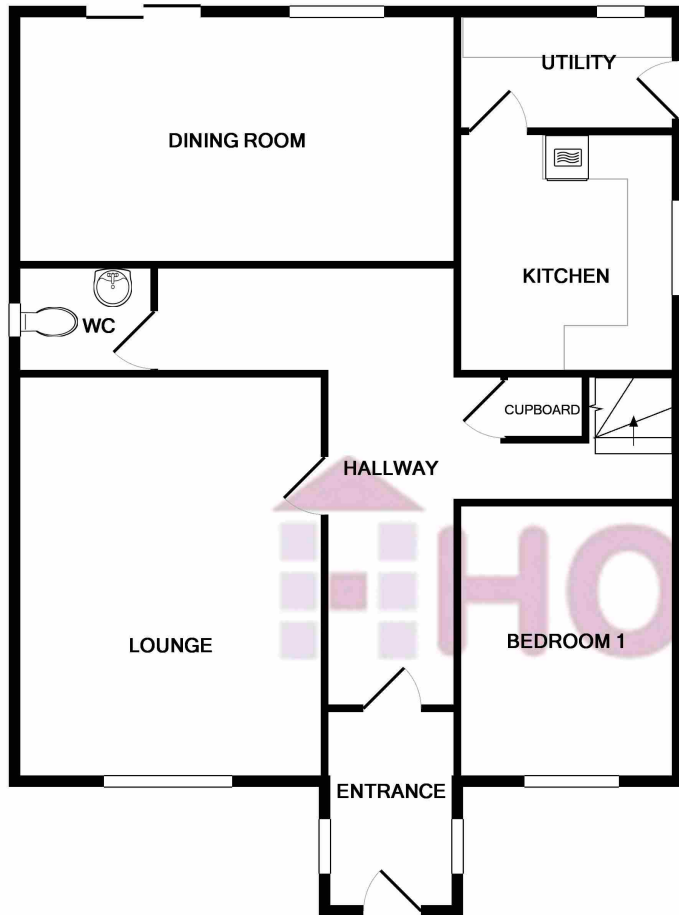


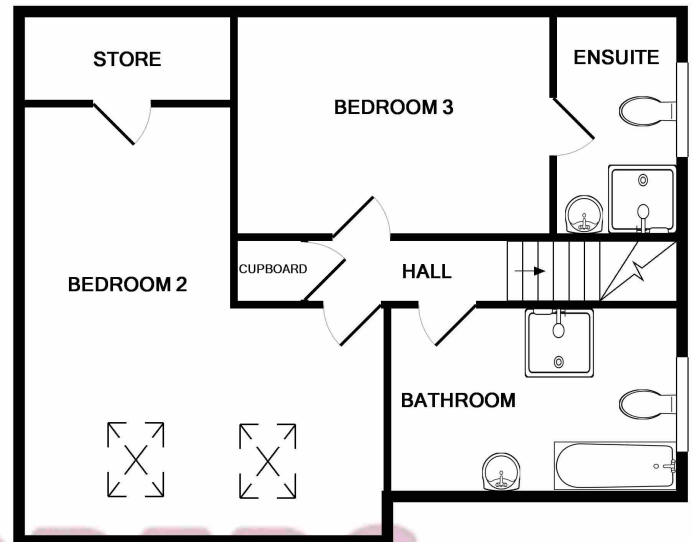


Spacious detached property in central Prestwick. 3 bedroom, 2 reception, kitchen, utility, bathroom, en-suite and WC. Large enclosed rear garden and off street parking. Viewing recommended. **CLOSING DATE FOR OFFERS THURSDAY 7TH FEBRUARY 2019 AT 12.00**





GROUND FLOOR
APPROX. FLOOR
AREA 964 SQ.FT.
(89.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1582 SQ.FT. (147.0 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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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.

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		
	71	82
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		
	65	78
England, Scotland & Wales EU Directive 2002/91/EC		

3B Crofthead Road, Prestwick, KA9 1HW

****CLOSING DATE FOR OFFERS THURSDAY 7TH FEBRUARY 2019 AT 12.00****

Hoppers Estate Agency are delighted to market this deceptively spacious detached property in central Prestwick. Comprising 3 bedrooms, 2 reception rooms, kitchen with utility, WC, en-suite and family bathroom, with a large rear garden and off street parking. With GCH and double glazing throughout, viewings are highly recommended.

Crofthead Road is located only a minutes walk from Prestwick's popular Main Street. The property is set back from the road offering a private and quiet location but with an abundance of amenities on your doorstep. The train station is only a short walk away, and Prestwick beach is easily accessible. There are good public transport links from the Main Street offering easy access into Ayr, Glasgow and beyond.

The property itself is well presented and in walk-in condition. Deceptively spacious with a flexible layout, this is an ideal family home. On the ground floor a welcoming entrance leads to a spacious hallway. The lounge lies to the left, a good sized, front facing room with carpeted flooring and neutral décor. At the rear is the kitchen, with wooden wall and base units providing good storage and worktop space, and partially tiled walls. Behind the kitchen is a utility room, with space for white goods and providing access to the rear garden. Next to the kitchen is a large dining room, bright and spacious with ample room for family living and dining. There is one bedroom on the ground floor, double sized and front facing with neutral décor. Also on the ground floor is a WC and large under stair storage cupboard.

On the upper floor are 2 further bedrooms. The master bedroom is large and bright, with carpeted flooring and neutral décor. Also with a walk-in wardrobe providing excellent storage. The third bedroom is double sized with neutral, bright décor and an en-suite shower room. Also on the upper floor is a large family bathroom with off white suite comprising toilet, wash-hand basin and bath, and a separate shower cubicle.

EXTERIOR

The property is set back from the road, with a large shared drive-in, as well as private driveway. There are front and rear gardens, both easily maintained. The front is small with mature trees and bushes, and the back is large, fully enclosed and mainly laid to lawn with a garden shed. The space is easily maintained in it's current state but also offers excellent potential for development or landscaping.

DIMENSIONS

HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
Tel: 01292477788
E-mail: hopperleads@aol.com



Lounge: 13'3x18'0 approx.
Kitchen: 9'3x10'4 approx.
Utility: 9'3x5'1 approx.
Dining Room: 19'5x10'10 approx.
Bedroom 1: 9'5x11'11 approx.
WC: 6'0x4'9 approx.
Master Bed 2: 15'9 (narrowing to 9'6) x 18'9 (narrowing to 10'1) approx.
Walk-In Wardrobe: 9'6x4'4 approx.
Bedroom 3: 13'8x9'9 approx.
En-suite: 5'2x9'9 approx.
Bathroom: 12'11x8'2 approx.

INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

VIEWINGS

Strictly through Hoppers Estate Agency. Tel 01292 477788.

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