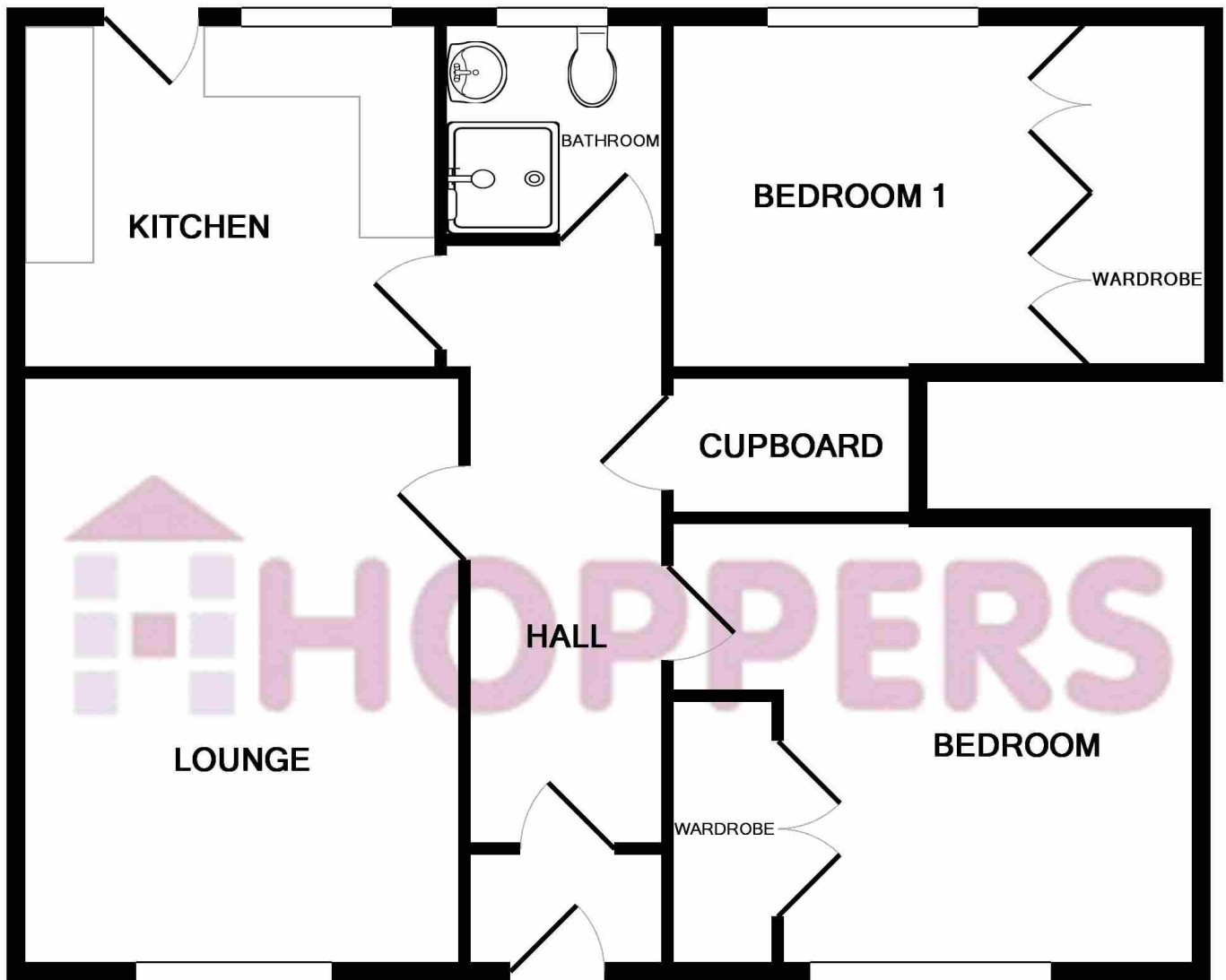




A 2 bedroom, ground floor flat in central Prestwick. Comprising spacious lounge, kitchen, 2 double bedrooms and shower room. With front and rear gardens, GCH and DG.





TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D	69	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

59 Newdykes Road, Prestwick, KA9 1HA

Hoppers Estate Agency are delighted to market this 2 bedroom ground flat in a central area of Prestwick. The property comprises spacious lounge, kitchen, 2 double bedrooms and shower room. With front and rear gardens, GCH and DG. The property would suit a variety of purchasers including first time buyers, buy-to-let investors, those looking for a central base, or in need of 'on the level' accommodation.

Newdykes Road is only a short walk from Prestwick Main Street, where there are an abundance of shops, cafes and restaurants. The train station is close by and there are excellent local bus services.

The interior is spacious and bright, with a large front facing lounge with fireplace. Behind this lies the kitchen, rear facing and of a good size, with ample wall and base units providing a good amount of storage. There would be room for a small dining table also. There are 2 bedrooms, one front and one rear facing. Both bedrooms are good sized doubles, with fitted carpets, neutral decor and built in wardrobes. The wet room faces the rear with neutral decor, white suite and open shower cubicle.

EXTERIOR

The property boasts front and rear gardens. The front is walled and low maintenance, fully laid to red chips. The rear is large and fully enclosed. Laid to red chips with a patio area and garden shed. Again, low maintenance in it's current condition, but with great potential for landscaping or development.

DIMENSIONS

Lounge: 11'9x15'8 approx.

Kitchen: 11'2x9'5 approx.

Shower Room: 5'11x5'10 approx.

Bedroom 1: 11'1x9'7 approx.

Bedroom 2: 14'1x12'0 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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