

# Wellington Street

Prestwick, KA9

Fixed price of £80,000



Spacious 2 bedroom upper flat. Comprising lounge, kitchen, 2 double bedrooms & shower room. Large rear garden, GCH with new combi boiler and double glazing. Well presented; an ideal first time purchase or BTL investment.



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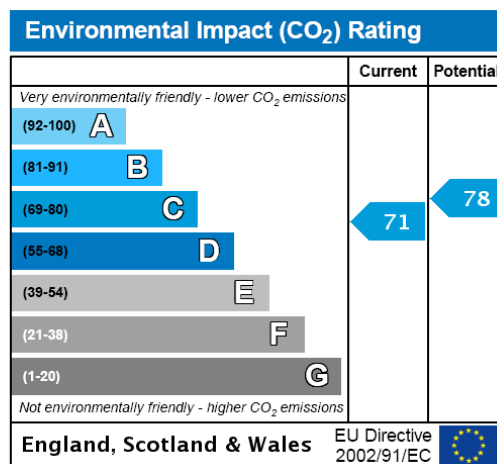
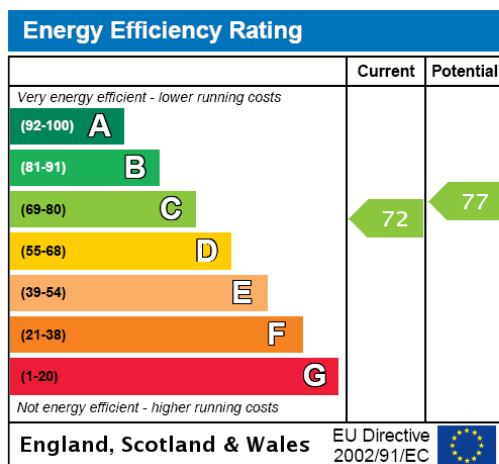
GROUND FLOOR  
APPROX. FLOOR  
AREA 61 SQ.FT.  
(5.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 642 SQ.FT.  
(59.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.3 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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4 Wellington Street, Prestwick, KA9 2AD

Hoppers Estate Agency are delighted to present this 2 bedroom upper flat in Prestwick. Comprising lounge, kitchen, 2 double bedrooms and shower room. Gas Central Heating with newly fitted combi boiler & Double Glazing and large rear garden.

The property is located off Ayr Road and has good transport links nearby with easy access into Prestwick Main Street, Ayr Town Centre, Glasgow and beyond. With two supermarkets within a short walking distance and other local amenities close by, there are also good local schools. This property would suit a variety of purchasers including first time buyers, buy-to-let investors or those looking to downsize.

The property is well presented throughout, a staircase, with storage cupboard at the bottom, leads to a bright hallway with lounge ahead. The lounge is spacious and tastefully decorated, with newly fitted carpet and light walls. There is a fireplace ahead on entry and room for a family dining table. Next to this lies the modern L-shaped kitchen, with good storage and worktop space, integrated oven and hob. Newly installed combi boiler. There are 2 rear facing, spacious double bedrooms in the property, both containing fitted wardrobes providing excellent storage. The shower room is modern and bright, with white suite comprising toilet and wash-hand basin in vanity unit, and corner shower cubicle.

#### EXTERIOR

The property boasts a large private rear garden, fully laid to lawn and fully enclosed.

#### DIMENSIONS

Lounge: 15'0x11'11 approx.

Kitchen: 11'6x11'9 approx.

Bedroom 1: 12'11x8'11 approx.

Bedroom 2: 12'11x11'5 approx.

Shower room: 6'10x5'1 approx.

#### INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

#### VIEWINGS

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



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