

# Prestwick Road

Ayr, KA8

Offers over £260,000



An immaculately presented 4 bed traditional villa. With 3 public rooms, 4 bedrooms, bathroom, shower room and utility, off street parking and enclosed rear garden. Presented over 3 floors and beautifully maintained throughout. Early viewings advised.

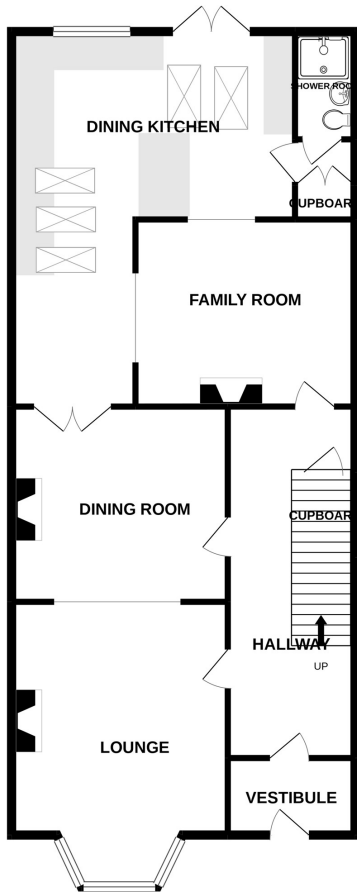


HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX  
Tel: 01292477788  
E-mail: [hopperleads@aol.com](mailto:hopperleads@aol.com)

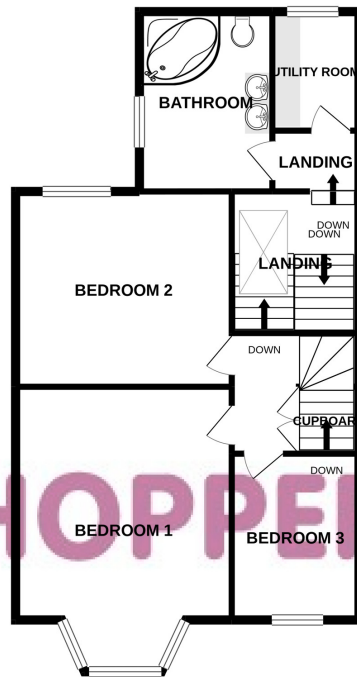




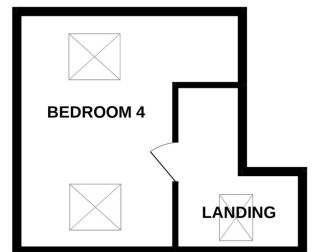
GROUND FLOOR  
1135 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



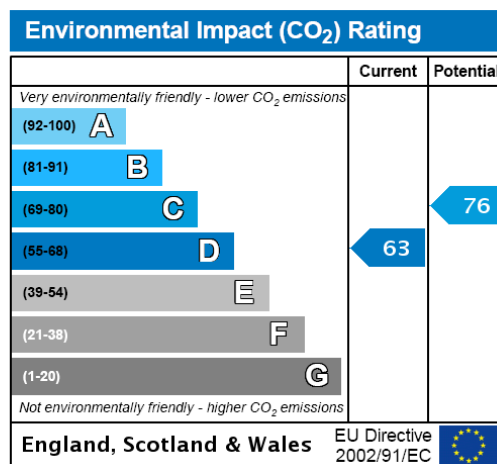
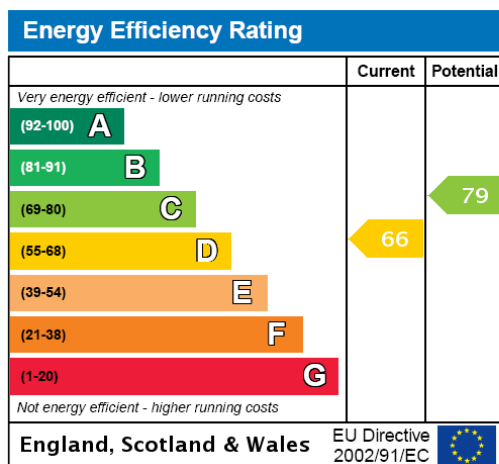
2ND FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 2164 sq.ft. (201.1 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.  
Made with Metropix ©2020

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.



20 Prestwick Road, Ayr, KA8 8LB

Hoppers Estate Agency is delighted to market this immaculate 4-bedroom traditional terrace property in Ayr. In exceptional walk-in condition and presented over 3 floors, the property comprises lounge, dining room, dining-kitchen, family room, utility room, 4 bedrooms, shower room and bathroom. With off street parking for multiple cars and spacious rear garden. This impressive home not only offers a truly spacious and flexible layout, but also an abundance of charm and character; a rare opportunity to own a home which boasts the perfect combination of traditional design with modern touches. We anticipate a high level of interest in this property, early viewings are advised.

This property has been immaculately kept by the current owners and a precise attention to detail has ensured the traditional features throughout have been maintained impeccably. With intricate cornicing and ceiling roses; large bay windows, high ceilings and attractive fireplaces, this immediately impressive property will appeal to anyone looking for all that a traditional build has to offer. Furthermore, the property boasts quality Junckers Oak hardwood flooring in the entrance hall, a large fireplace with wood burning stove in the family room, various skylight and Velux windows which brighten the space throughout, full building certification for the renovated second floor, and neutral, tasteful décor throughout.

In summary, the ground floor layout extends to; entrance vestibule leading to the impressive, large hallway with a formal lounge to the left, which opens up to the spacious family dining room. Behind this lies the large dining kitchen, with ample wall and base units providing excellent storage and worktop space and French doors to the rear garden, and family room with wood burning stove. Also, on the ground floor is a modern shower room and fitted under-stair storage.

The split level first floor extends to; 2 large, bright double bedrooms (one front and one rear facing), single bedroom - also perfectly sized for an office or nursery, spacious family bathroom and utility room.

On the second floor is a large landing, currently in use as office space and a 3rd spacious double bedroom with Velux windows.

Externally, the property is well maintained with generous grounds, including a large driveway to the front with room for 3 cars. The rear garden is of a good size, fully enclosed with rear access gate. With neat lawn, sunny decked area, garden shed and wood store.

20 Prestwick Road is perfectly located for access into Ayr Town Centre, Prestwick Main Street, Glasgow and beyond. There are excellent bus links outside the property as well as Newton-On-Ayr Train Station being only 2 minutes' walk away. There are good local schools nearby as well as a selection of parks and recreational spaces.



Local amenities include, supermarkets, post office, chemist, restaurants & take-aways.

#### DIMENSIONS

Hallway: 6'10x23'9 approx.

Lounge: 13'10x14'11 approx.

Dining Room: 13'10x12'6 approx.

Dining Kitchen: 22'3x24'0 (including internal family room) approx.

Family Room: 14'1x12'6 approx.

Shower Room: 3'10x7'2 approx.

Bedroom 1: 13'10x19'8 approx.

Bedroom 2: 13'10x12'6 approx.

Bedroom 3: 7'5x10'9 approx.

Bathroom: 8'2x11'5 approx.

Utility Room: 5'4x7'8 approx.

Bedroom 4: 13'3x15'4 approx.

#### VIEWINGS

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

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.