

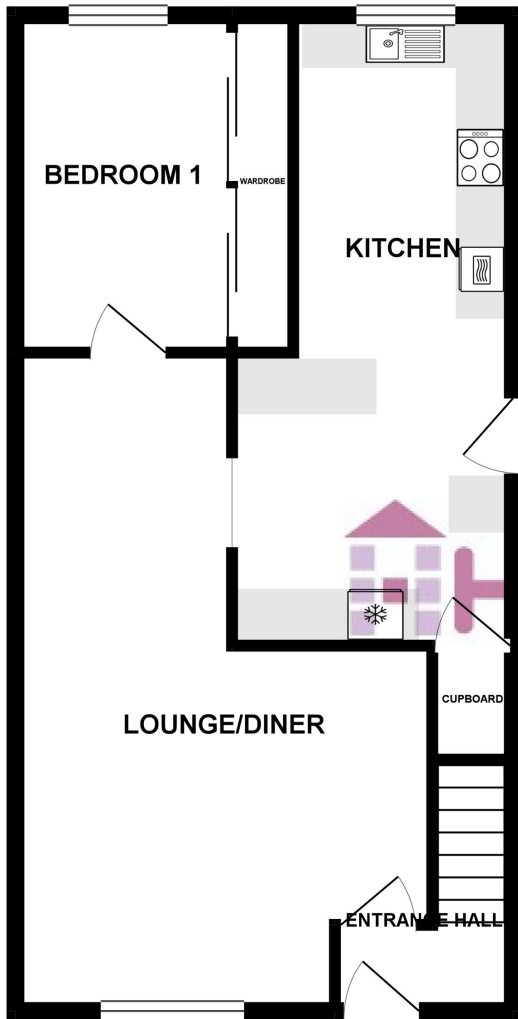


A well presented extended 3 bedroom end terrace villa in central Prestwick. Comprising lounge-diner, kitchen, 3 double bedrooms and shower room. With front and South facing rear gardens, off street parking. GCH & DG.

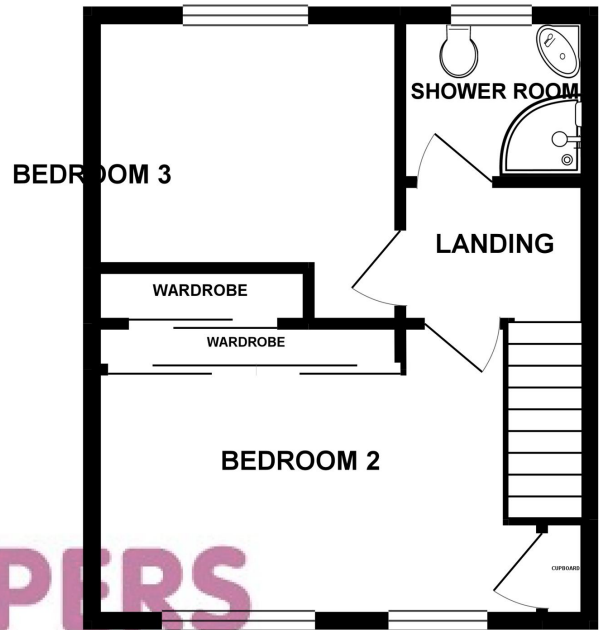




GROUND FLOOR 546.19 sq. ft.  
( 50.74 sq. m. )



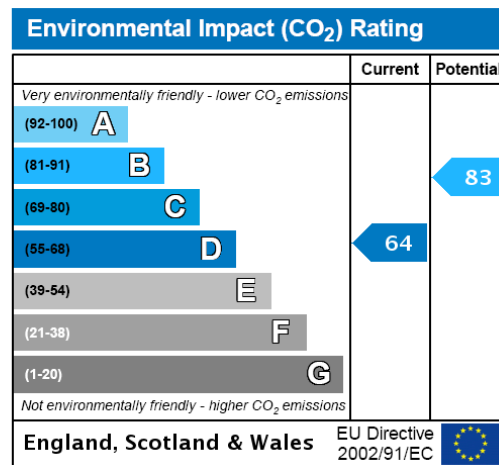
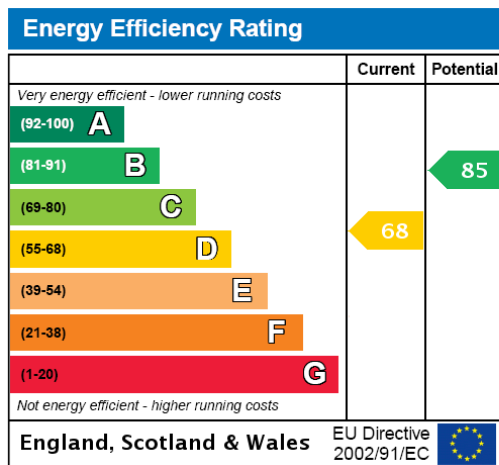
1ST FLOOR 332.15 sq. ft.  
( 30.86 sq. m. )



TOTAL FLOOR AREA : 878.34 sq. ft. ( 81.60 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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2 Biggart Road, Prestwick, KA9 2HF

Hoppers Estate Agency are pleased to market this well presented extended 3 bedroom villa in a central Prestwick. The property is located within walking distance of Prestwick Main Street, with an abundance of shops, restaurants, bars and essential amenities. Extending to entrance hall, lounge-diner, kitchen, 3 bedrooms and shower room, there are front and rear gardens and off street parking.

Internally, the property is in good condition, with a spacious lounge- dining room on entrance. With fitted carpet and neutral decor, there is a front facing window brightening the room and kitchen and bedroom off. The extended kitchen is of a good size, with wooden wall and base units providing good storage and worktop space. There is a small breakfast bar, under stair storage cupboard, and access to the driveway at the side of the property. Also on the ground floor is a rear facing double bedroom, with laminate flooring and large fitted mirrored wardrobes.

There are 2 bedrooms on the first floor; one front and one rear facing. Bedroom 1 is a spacious double, with large fitted wardrobes and cupboard providing excellent storage space. With 2 front facing windows brightening room, fitted carpet and neutral decor. Bedroom 2 faces the rear, another double sized room with fitted storage and neutral decor. The shower room faces the rear; fully tiled with toilet, sink in vanity unit and corner shower cubicle.

Externally the property is spacious and low maintenance. The front is mainly paved leading to a gated driveway, while the large South facing rear garden is fully enclosed and predominantly chipping stones.

#### DIMENSIONS

Lounge: 14'3x21'11 approx.

Kitchen: 9'4 (narrowing to 7'3) x 20'11 approx.

Bedroom 1: 7'2x11'3 (excluding wardrobes) approx.

Bedroom 2: 15'7x8'2 (excluding wardrobes) approx.

Bedroom 3: 11'0x11'0 (excluding wardrobes) approx.

Shower Room: 6'3x5'6 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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