

St. Ninians Road
Prestwick, KA9

Fixed price of £160,000



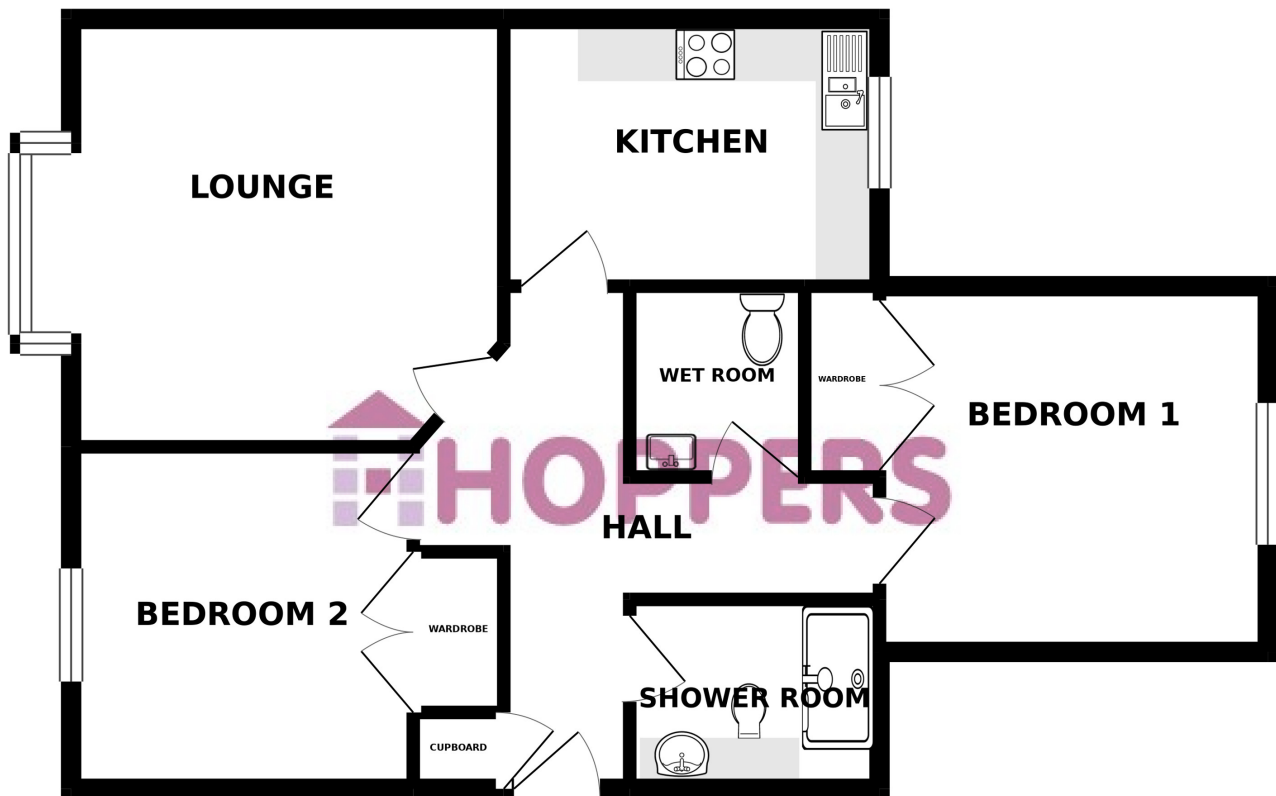
An immaculately presented ground floor 2 bedroom flat in a highly sought after area of Prestwick. Comprising spacious lounge, kitchen, 2 bedrooms, shower room and wet room. With communal grounds to the rear and allocated parking. Viewings advised.



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



GROUND FLOOR 651.21 sq. ft.
(60.50 sq. m.)



TOTAL FLOOR AREA : 651.21 sq. ft. (60.50 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 ©2019

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	76
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		
	71	77
England, Scotland & Wales EU Directive 2002/91/EC		

31A St Ninians Road, Prestwick, KA9 1SL

Hoppers Estate Agency is delighted to market this well presented two bedroom, ground floor flat in a highly sought after area; over-looking Prestwick St Nicholas Golf Course, within short walking distance to the beach and close to Prestwick's thriving Main Street. The property comprises lounge, kitchen, 2 double bedrooms, wet room and shower room, with allocated and guest parking at the rear.

Internally, the decor throughout is neutral and bright, and the property is in true move-in condition. On entry is a hallway with a good amount of storage and lounge to the left. The lounge is spacious, with quality carpeted flooring throughout and light walls. A large square bay window brightens the room and boasts views over Prestwick St Nicholas Golf Course. There is an attractive, modern wall-mounted gas fireplace and ample room for dining. Next to the lounge lies the kitchen, with ample wall and base units providing good storage and worktop space, as well as integrated electric hob, oven and hood. White goods will be also included in the sale. There is room for seating in the kitchen; the current owners have added a convenient fold-down table.

There are 2 double bedrooms in this property; one front-facing and one rear-facing respectively and both are spacious doubles. In addition, each bedroom benefits from fitted and hanging storage. The decor is pleasing and neutral.

The property further benefits from 2 shower rooms, one being a wet room, and the other with a modern white suite and large walk-in shower cubicle.

Externally, the grounds are very well kept. There are communal lawns to the front and rear as well as allocated parking for residents and 5 visitors parking spaces.

St Ninians Road is ideally located for those who want to appreciate all Prestwick has to offer. The golf course is a stone's throw away with an access gate just across the road from the property, and a short walk further down takes you to Prestwick Beach. Prestwick thriving Main Street is within walking distance and offers a range of independently owned shops, bars and restaurants as well as essential amenities. Prestwick Train Station is close by offering easy access into Ayr, Glasgow and beyond.

DIMENSIONS

Lounge: 17'3x12'5 approx.

Kitchen: 10'11x7'5 approx.

Bedroom 1: 11'3x10'7 approx.

Bedroom 2: 9'11x9'11 approx.

Wet Room: 5'1x5'6 approx.



Shower Room: 7'3x5'6 approx.

INCLUDED IN SALE

All floor coverings, window blinds and light fittings. Kitchen appliances and white goods also included in the sale.

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.