

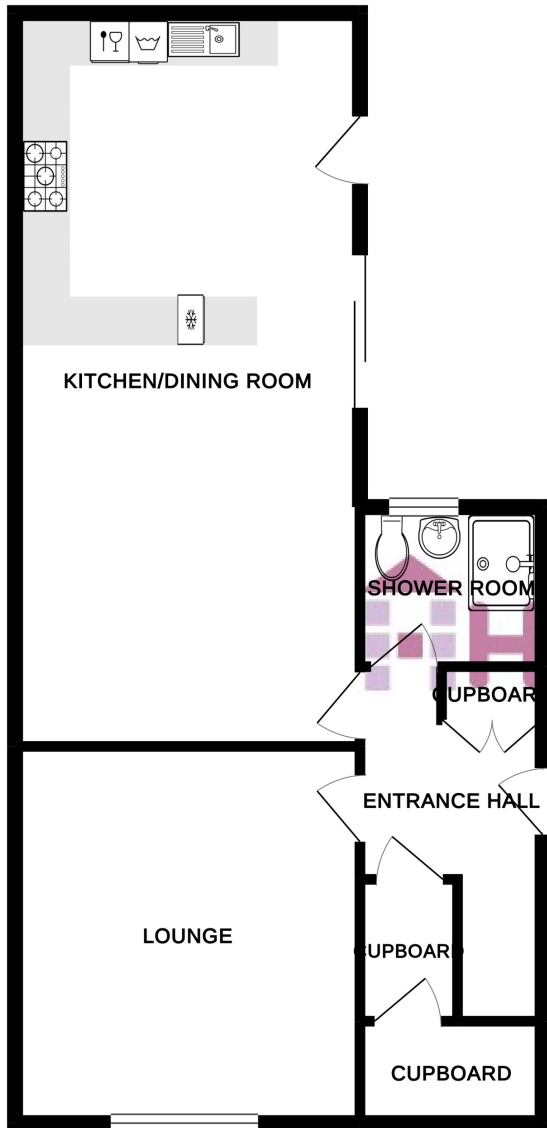


*** CLOSING DATE FOR OFFERS TUESDAY 15TH OCTOBER @ 12 NOON ***

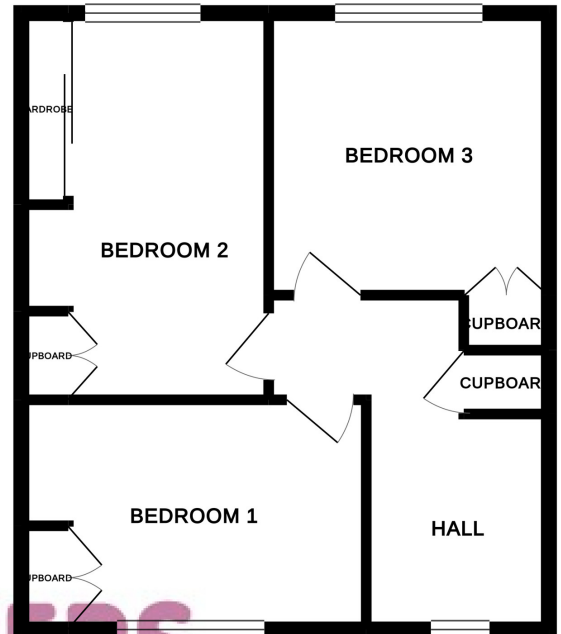
3 bed semi villa comprising lounge, recently renovated dining-kitchen, shower room & 3 double bedrooms. Front and large rear gardens and off street parking. Viewings advised.



GROUND FLOOR 678 sq. ft.
(63.0 sq. m.)



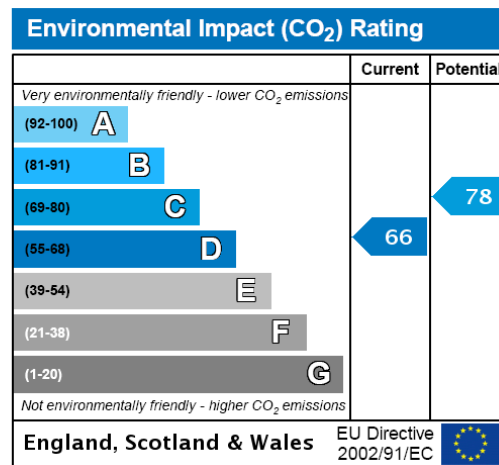
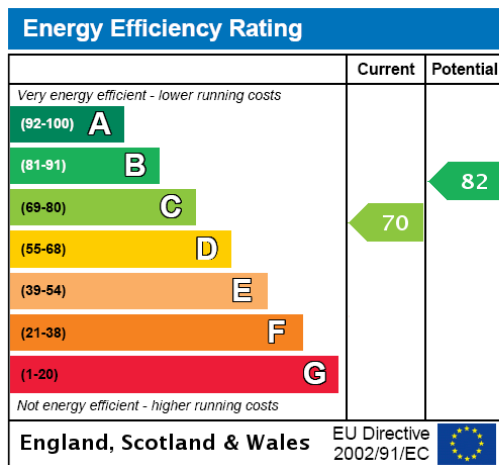
1ST FLOOR 445 sq. ft.
(41.4 sq. m.)



TOTAL FLOOR AREA : 1124 sq. ft. (104.4 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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39 Rowanbank Road, Prestwick, KA9 1DW

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Hoppers Estate Agency are pleased to market this spacious 3 bedroom semi villa in a popular area of Prestwick. The property comprises lounge, large modern dining kitchen, shower room and 3 bedrooms. There are some areas which would benefit from upgrading but generally decor throughout is neutral and the new, large kitchen diner is an excellent addition to this property and will appeal to a variety of viewers. Benefitting from good storage throughout, front and rear gardens and off street parking, this is an ideal family home and viewings are advised.

On entry is a hallway with excellent storage including large walk-in cupboard, and lounge ahead. The front facing lounge is of a good size and neutrally decorated with fitted carpet. To the rear of the lounge is the recently modernised, impressive dining kitchen; a large, bright room with attractive kitchen and large area for family dining; an ideal space for entertaining family and friends. The kitchen offers ample storage and worktop space and integrated appliances include dish-washer, washing machine, 7 ring gas hob with double oven and grill. The decor is bright and fresh with laminate flooring throughout. Also on the ground floor is a shower room.

On the upper floor, the landing provides further storage space, and there are 3 double bedrooms. Bedrooms 1 & 2 are tastefully decorated with fitted carpets, and are front and rear facing respectively. Both contain fitted storage. Bedroom 3 is undecorated with striped flooring, rear facing with storage cupboard.

Externally, the gardens are low maintenance and of a very good size. The front is mainly chipped with a paved drive-way and the large rear is partially chipped/partially paved. The fully enclosed rear garden in particular would benefit from some attention and offers excellent potential for those who wish to landscape or develop an outdoor space.

DIMENSIONS

Lounge: 12'9x13'11 approx.

Dining kitchen: 12'9x27'2 approx.

Shower Room: 6'9x5'10 approx.

Bedroom 1: 12'4x9'3 approx.

Bedroom 2: 9'2x14'3 approx.

Bedroom 3: 10'2x10'5 approx.

INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

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VIEWINGS

Strictly through Hoppers Estate Agency, Tel 01292 477788.

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