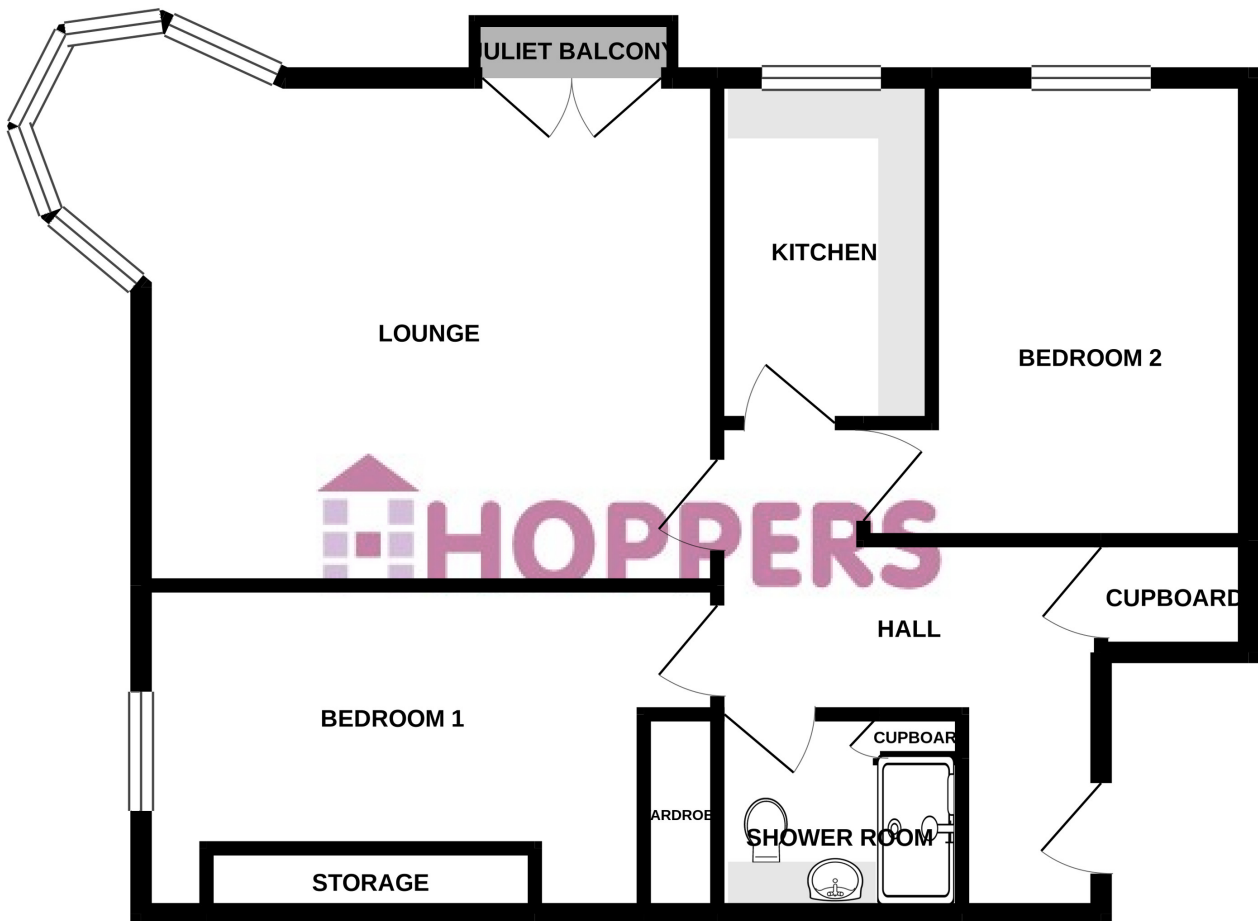




Well presented, rarely available, 2 bed 2nd floor flat. Walk-in condition, with aspects over Prestwick St Nicholas Golf Course & Firth of Clyde. lounge-diner, kitchen, 2 double bedrooms & shower room.



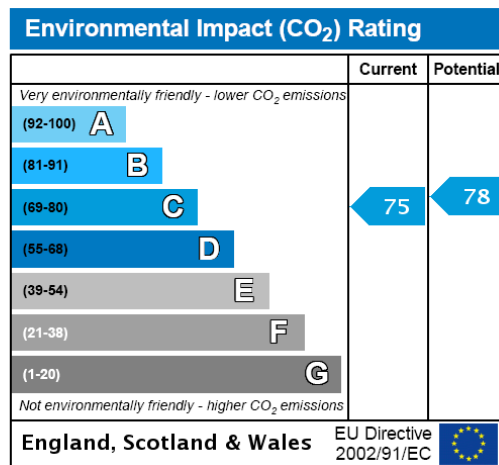
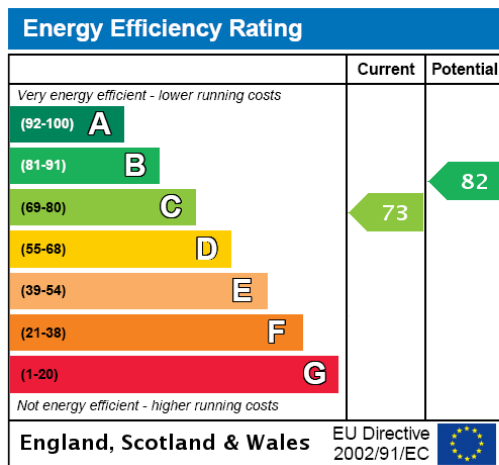
GROUND FLOOR
693 sq. ft. (64.4 sq. m.) approx.



TOTAL FLOOR AREA : 693 sq. ft. (64.4 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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36 Grangemuir Court, Prestwick, KA9 1GA

Hoppers Estate Agency is pleased to market this rarely available, immaculate 2nd floor flat in this beautifully kept retirement development which offers secure independent and comfortable living. The property comprises lounge-diner, kitchen, 2 double bedrooms and a spacious shower room.

The flat has spectacular unrivalled views over the Firth of Clyde across to Arran, north to Troon and south to the Heads of Ayr and Ailsa Craig beyond and boasts further views over St Nicholas Golf Course.

With its beachfront location, Grangemuir Court is an extremely popular development. Prestwick Main Street is a short walk away and offers an excellent array of shops, popular restaurants and bars and also has excellent bus and rail links.

The development offers a range of communal facilities including laundry room, residents lounge & gardens. There is also an option to get involved in coffee mornings and other social activities.

The property itself is in true move-in condition. It is one of the larger style properties within the development and therefore highly sought after. On entrance is a welcoming hallway with large walk-in storage cupboard. Ahead is the splendid lounge-diner, incorporating feature turret windows. The lounge also benefits from a beach facing Juliet balcony and neutral, tasteful decor. Next to the lounge lies the kitchen, with wall and base units providing a good amount of worktop and storage space, and the same stunning sea views. There are 2 good sized double bedrooms in the property, both with fitted storage units and neutral, bright decor. The modern shower room is spacious and has a bright, white suite and large walk-in shower cubicle.

Externally, there are well kept communal gardens and parking for residents and visitors.

The development incorporates a guest room with 2 single beds tv & en-suite shower room with W.C. This can be rented by owners only to accommodate their visitors at £20 per night.

The house manager is on-site 5 days a week with, out of hours cover and careline assistance provided by Appello Scotland.

DIMENSIONS

Lounge: 15'3x14'0

Kitchen: 5'11x9'6

Bedroom 1: 15'10x9'1 approx.

Bedroom 2: 8'9x12'11 approx.

Shower Room: 6'9x5'6 approx.



VIEWINGS

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

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