

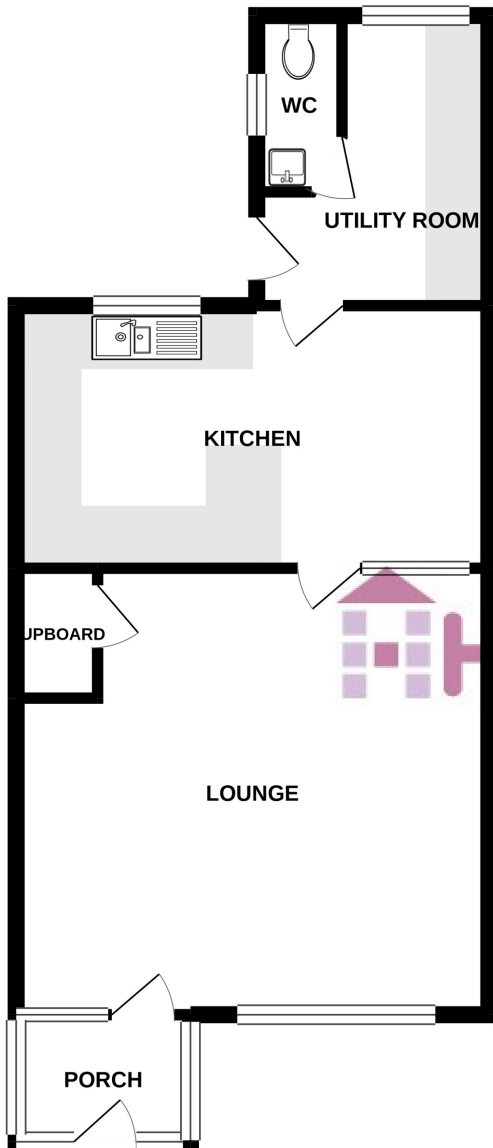


**\*\*CLOSING DATE FOR OFFERS FRIDAY 7TH FEBRUARY @ 2PM\*\***

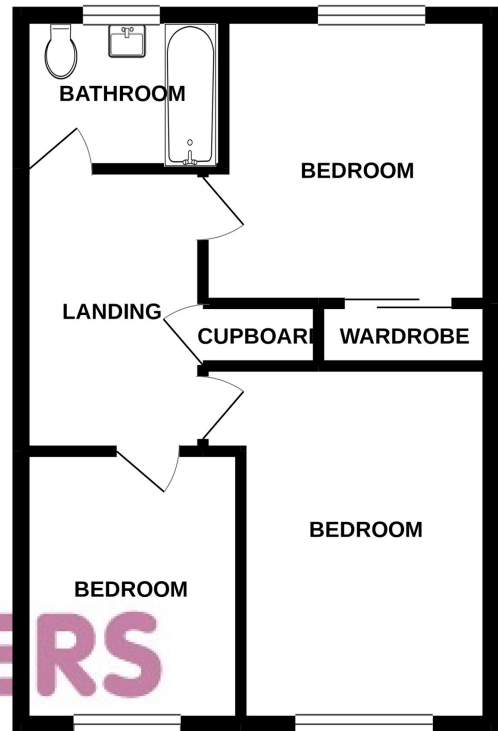
Immaculately presented 3 bedroom semi villa. Comprising large lounge, dining kitchen, utility & WC, 3 bedrooms & family bathroom. Driveway & garage, South facing rear garden. In walk-in Condition.



GROUND FLOOR  
509 sq. ft. (47.3 sq. m.) approx.



1ST FLOOR  
399 sq. ft. (37.1 sq. m.) approx.



TOTAL FLOOR AREA : 908 sq. ft. (84.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	85
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	66	83
England, Scotland & Wales EU Directive 2002/91/EC		

8 Craigskeen Place, Prestwick, KA9 2HR

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Hoppers Estate Agency are delighted to market this immaculately presented 3 bedroom semi villa in a popular area of Prestwick. The property, which is presented in walk-in condition, comprises lounge, dining kitchen, utility room, 3 bedrooms, bathroom and WC. With off street parking, garage and front & rear gardens. It will suit a variety of purchasers including first time buyers.

Internally, décor is tasteful throughout and will appeal to a range of buyers. On entrance is the large lounge, a bright and welcoming space with carpeted flooring, fireplace and large floor to ceiling window brightening the room. From the lounge is access to the dining kitchen; a good sized space with room for family dining and wall and base units providing ample storage and worktop space. Off the dining area is the utility room; a convenient space with additional units, storage space and a WC off.

On the upper floor are the 3 bedrooms; all attractive rooms with tasteful décor. Bedroom 1 benefits from fitted wardrobes, while bedroom 2 offers ample space for extra furnishings. Bedroom 3 is slightly smaller in size; ideally suited as a single bedroom or office. Also on the upper floor is the family bathroom, a modern, bright room with wash-hand basin and toilet in white vanity unit and bath with shower above.

Externally, the property is low maintenance and well kept. The front of the property is fully laid to chipping stones with driveway to the side leading to the garage. The enclosed, South-facing rear garden features raised decking, ideal for outdoor dining and entertaining in the Summer months, with chipped area and corner planting beds.

#### DIMENSIONS

Lounge: 13'3 widening to 16'4x15'5 approx.

Dining Kitchen: 16'4x9'1 approx..

Utility: 10'0x8'0 approx.

WC: 6'1x2'11 approx.

Bathroom: 7'0x7'5 approx.

Bedroom 1: 10'0x8'8 approx.

Bedroom 2: 10'8x8'10 approx.

Bedroom 3: 9'5x7'7 approx.

#### VIEWINGS

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





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