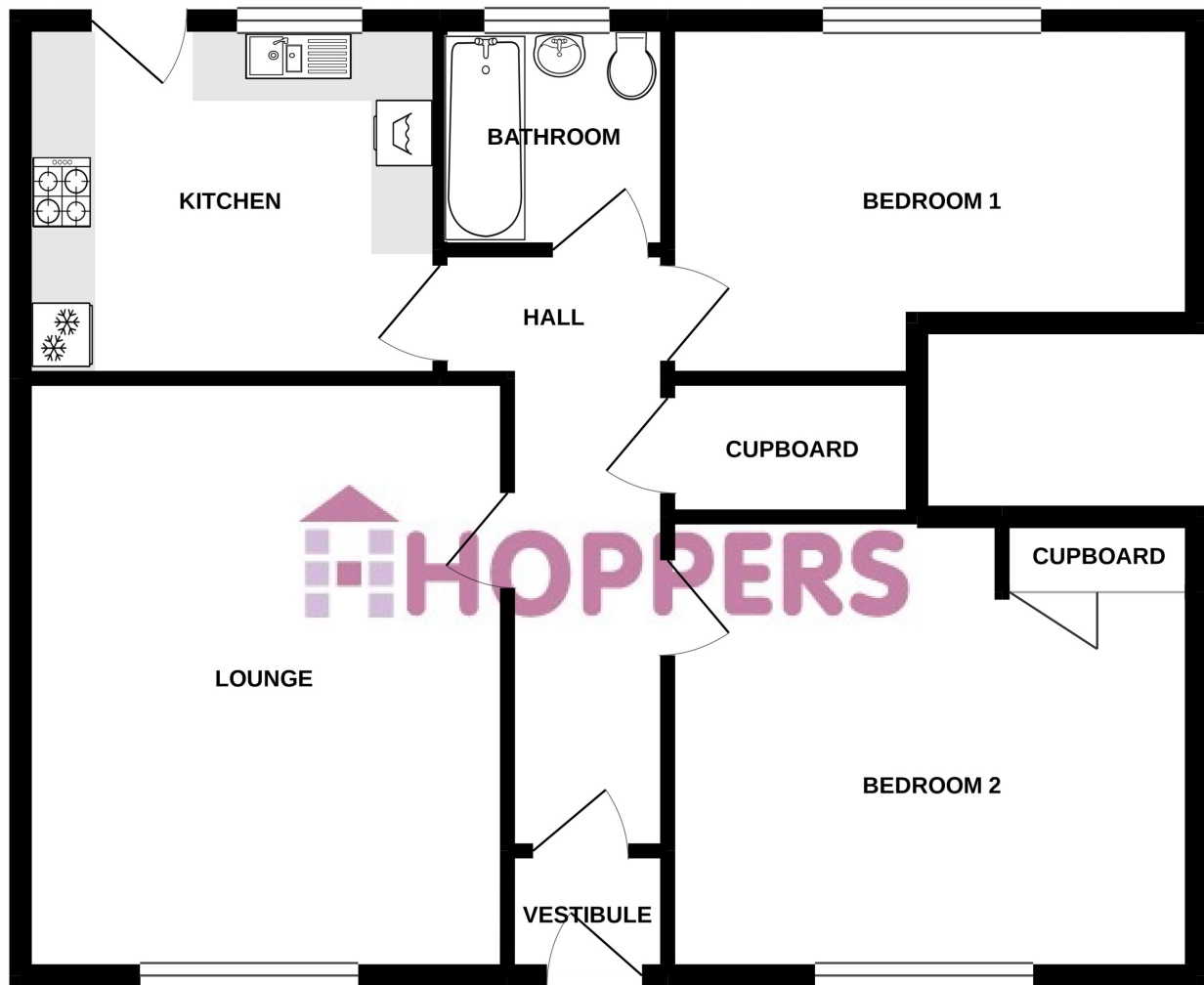




A well presented 2 bedroom, spacious, ground-floor flat in a popular area. With lounge, kitchen, bathroom, 2 double bedrooms and front & rear gardens. Neutral and bright throughout and in move-in condition. GCH & DG.



**GROUND FLOOR**  
735 sq.ft. (68.3 sq.m.) approx.

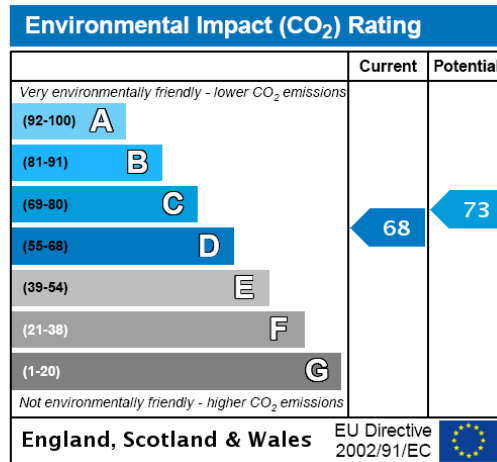
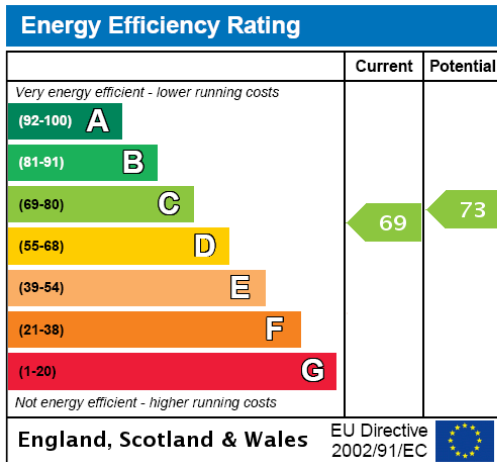


TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

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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19 Sanquhar Avenue, Prestwick, KA9 1DQ

Hoppers Estate Agency is pleased to market this spacious, 2-bedroom, ground floor flat in a popular residential area of Prestwick. Comprising lounge, kitchen, 2 bedrooms and bathroom, this property is in walk-in condition and early viewings are encouraged. With front and rear gardens, GCH and double glazing.

The location of this property will appeal to a variety of buyers; it is only a short distance from Prestwick's thriving Main Street where there is an abundance of restaurants, cafes, independent boutiques and essential amenities, and is also close to bus links from East Road allowing easy access into Ayr and surrounding areas.

Internally, the decor is neutral and bright throughout which enhances the space further and provides a blank canvas for buyers. On entrance is a welcoming hallway with large storage cupboard off. The bright kitchen is modern with wall and base units providing ample storage and worktop space as well as integrated appliances and space for dining. The fully tiled bathroom contains white suite with shower over bath. The lounge is large, with front facing window brightening the room, and there are 2 double bedrooms, one front and one rear facing. The second bedroom (front facing) is very large with fitted storage.

Externally, there are front and rear gardens. The front is enclosed and low maintenance, while the rear is mainly laid to lawn with garden shed and planting beds.

#### DIMENSIONS

LOUNGE: 15'8 x 12'9 approx.

KITCHEN: 9'6 x 11' approx.

BEDROOM 1: 10'(widening to 12') x 14'10 approx.

BEDROOM 2: 9'6 x 13'10 approx.

BATHROOM: 6'1 x 5'11 approx.

#### VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788



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