

# Hamilton Way

Prestwick, KA9

Offers over £160,000



Immaculately presented 3 bedroom end terrace villa in a sought after location. Lounge, modern dining kitchen, 3 bedrooms & bathroom. Front & rear gardens. In true walk-in condition.

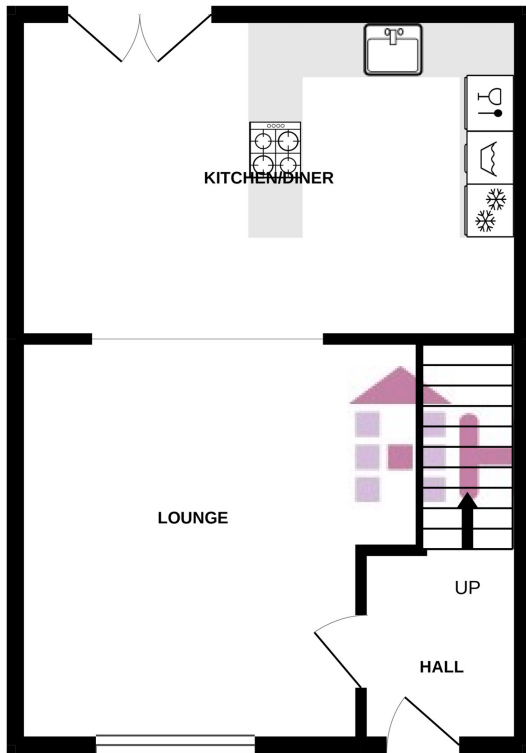
\*\*\* CLOSING DATE FOR OFFERS THURSDAY 1ST OCTOBER @ 12 NOON \*\*\*



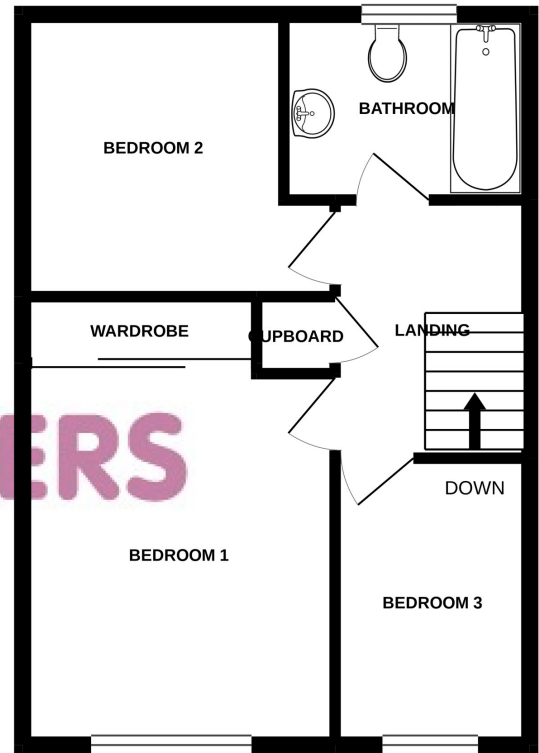
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GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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21 Hamilton Way, Prestwick, KA9 1BJ

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Hoppers Estate Agency is delighted to market this immaculate 3-bedroom end terrace villa in a sought-after location in Prestwick. This beautiful home comprises lounge, dining kitchen, 3 bedrooms and bathroom. With front and rear gardens, GCH and double glazing throughout. We anticipate a high level of interest in this property so early viewings are advised.

Hamilton Way is a quiet street located only a short distance from Prestwick's thriving Main Street where there is an abundance of restaurants, cafes, independent boutiques and essential amenities. The train station is within walking distance and good bus links provide easy access into surrounding towns and Glasgow. This is a popular area with families and anyone who wants a quieter area but with the benefit of quick access to the town.

The property itself is presented in true move-in condition, with tasteful, neutral décor and modern fixtures and fittings throughout. The dining kitchen was refurbished only 2 years ago, along with all new windows, and front & back doors. We expect this property will appeal to first time buyers, young families and those downsizing from larger properties.

On entrance, a welcoming hallway leads to a spacious front facing lounge. From the lounge is direct access to the lovely dining kitchen; a bright and airy room with modern wall and base units providing ample storage and worktop space, breakfast-bar and integrated appliances. There is additional space for family dining and French doors provide access to the rear garden.

On the upper floor are the 3 bedrooms; 2 double sized and a single. The master bedroom is front facing and contains fitted wardrobes, while bedroom 3 contains a storage cupboard. All 3 rooms are neutrally decorated with fitted carpets. The modern bathroom is bright with partially tiled walls and white suite with shower over bath.

Externally, the grounds are well kept. At the front of the property is a neat lawn with mature bushes and shrubs surrounding, while the rear boasts a decked area and neat central lawn. Well established plants surrounding create a good deal of privacy, and ensure the space is fully enclosed; a perfect garden for those with young children and/or pets. There is also a Garage

#### DIMENSIONS

Lounge: 12'7x11'2 approx.

Dining Kitchen: 15'9x11'2 approx.

Bedroom 1: 8'11x12'11 approx.

Bedroom 2: 8'11x10'4 approx.

Bedroom 3: 7'12x10'5 approx

Bathroom: 6'6x6'5 approx.

#### VIEWINGS

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

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