

Gardiner Street

Prestwick, KA9

Fixed price of £115,000



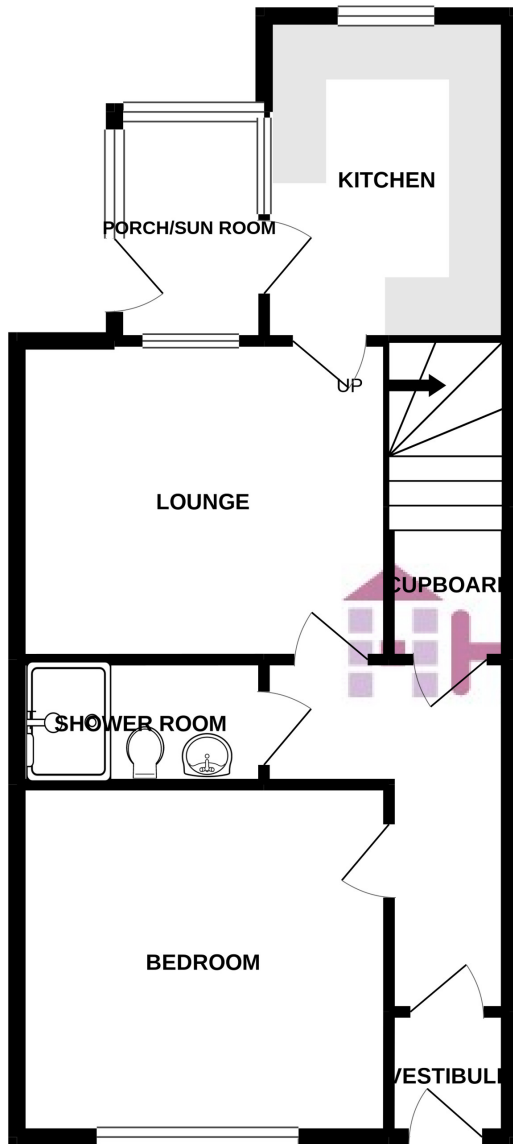
2 bedroom end terrace cottage in a highly sought-after location, just off Prestwick Main Street. With spacious lounge, kitchen, 2 double bedrooms and modern shower room. GCH, double glazing and South facing rear garden.



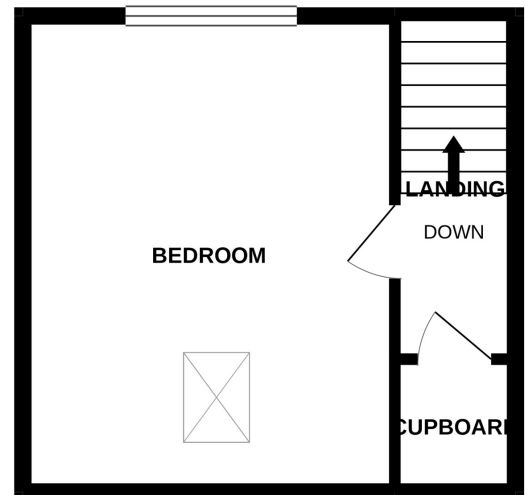
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GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.




1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.




TOTAL FLOOR AREA : 857 sq.ft. (79.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

22 Gardiner Street. Prestwick, KA9 1JY

Hoppers Estate Agency is pleased to market this 2-bedroom end terrace cottage in central Prestwick. With lounge, kitchen, 2 bedrooms and shower room. With GCH, double glazing and South facing rear garden.

Being only a stones' throw from Prestwick's popular Main Street, this is an ideal property for those looking to experience all that Prestwick has to offer. With restaurants, cafe's, independent boutiques and essential amenities on your door step, as well as quick access to the train station and bus links. The beach is within walking distance, as are some of Prestwick's famous golf courses. This property will ideally suit investors, first time buyers or those looking to downsize, or in need of 'on the level' accommodation.

The property itself would benefit from some decorative upgrading in areas, but for those willing to do this, it will make a wonderful home in a highly sought-after location. On entrance is a hallway with large walk-in storage, and a spacious rear facing lounge with stairs off, and leading to the kitchen. The kitchen contains ample wall and base units providing a good amount of storage and worktop space, as well as access to a rear sunny porch/sun room. There is one bedroom on the ground floor; a spacious, front facing double, and a modern shower room; fully tiled with white suite and shower cubicle.

The upper floor is accessed from the lounge; there is another good-sized storage cupboard at the top of the stairs, and a large double bedroom with rear views.

Externally, there is a South-facing rear garden; it would benefit from attention, but with some work will make a lovely, enclosed outdoor space. With small patio area, lawn, garden shed, and mature plants and bushes surrounding. There is bin storage at the side of the property, as well as rear access gate.

DIMENSIONS

Lounge: 13'0x10'10

Kitchen: 8'4x11'1 approx.

Porch/Sun Room: 5'1x7'9 approx.

Bedroom 1: 12'8x12'0 approx.

Shower Room: 8'5x4'3 approx.

Bedroom 2: 16'2x13'3 approx.

VIEWINGS

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



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