

St. Ninians Road
Prestwick, KA9

Fixed price of £160,000



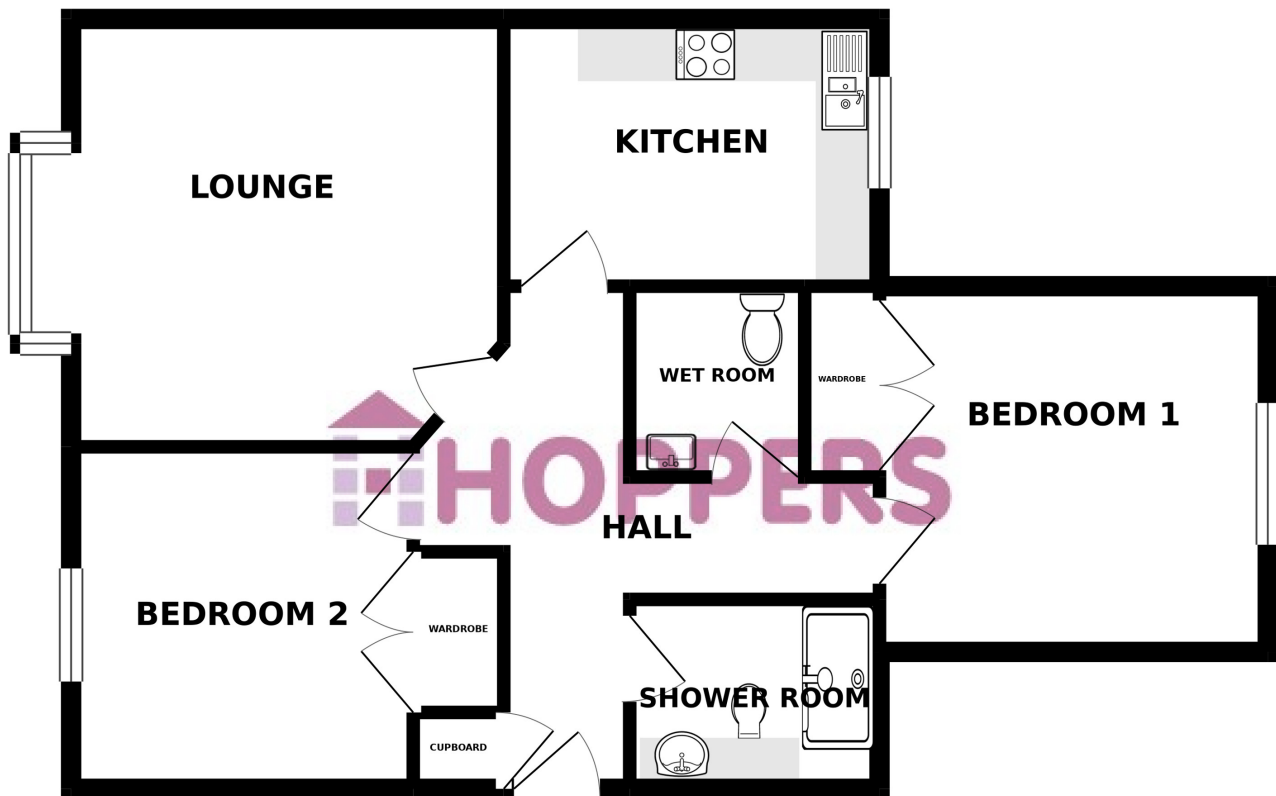
A well-presented ground floor 2 bedroom flat overlooking St Nicholas golf course, Prestwick. Comprising a spacious lounge, kitchen, 2 bedrooms, shower room and storage room. With communal grounds to the rear and allocated parking. Viewing advised.



HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
Tel: 01292477788
E-mail: hopperleads@aol.com



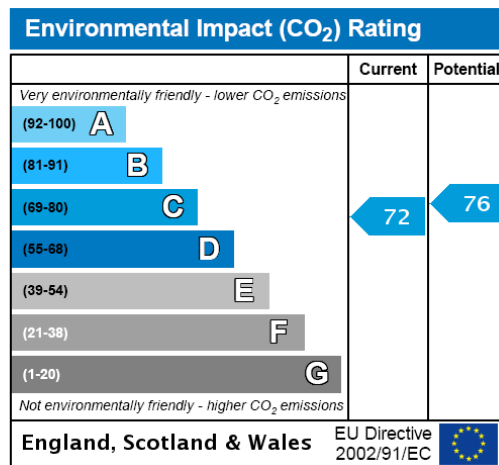
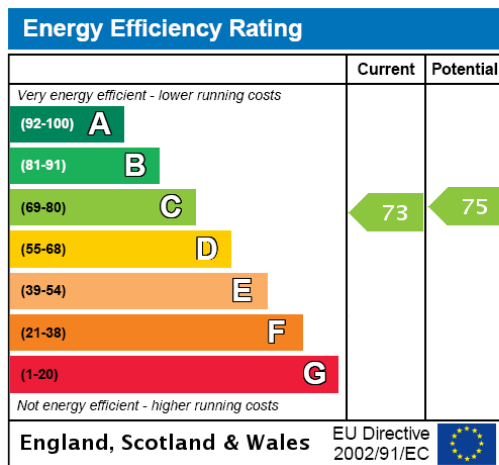
GROUND FLOOR 651.21 sq. ft.
(60.50 sq. m.)



TOTAL FLOOR AREA : 651.21 sq. ft. (60.50 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.
Made with Metropix ©2019

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



31A St Ninians Road, Prestwick, KA9 1SL

Hoppers Estate Agency is delighted to market this well presented two bedroom, ground floor flat over-looking Prestwick St Nicholas Golf Course, within a short walking distance to the Prestwick Esplanade and beaches, additionally, close to Prestwick's thriving Main Street. The property comprises lounge, kitchen, 2 double bedrooms, shower room and storage room, with allocated and guest parking at the rear, accessing the apartment by the secure door entry system.

Internally, the decor throughout is neutral and bright, and the property is in move-in condition. On entry, there is a hallway, storage cupboard, double bedroom, and lounge to the left. The lounge is spacious, with carpeted flooring and light coloured walls and with a large square bay window, brightening the room with natural light and boasting views over Prestwick St Nicholas Golf Course. There is an attractive, modern wall-mounted gas fireplace remotely operated and ample room for dining. Next to the lounge lies the kitchen, with wall and base units providing good storage and worktop space, as well as integrated electric hob, oven and hood.

There are 2 double bedrooms in this property; one front-facing and one rear-facing, and both are spacious doubles - one currently in use as a dining room. In addition, each bedroom benefits from fitted wardrobe storage. The property further benefits from a modern shower room, and walk-in storage/office space.

Externally, the grounds are very well kept. There are communal lawns to the front and rear as well as allocated parking for residents and visitors parking spaces.

St Ninians Road is ideally located for those who want to appreciate all that Prestwick has to offer. The golf course is a stone's throw away with an access gate just across the road from the property, and a short walk further down takes you to Prestwick Beach. Prestwick's thriving Main Street is within walking distance and offers a range of independently owned shops, bars and restaurants as well as essential amenities. Prestwick Train Station is close by offering easy access into Ayr, Glasgow and beyond.

DIMENSIONS

Lounge: 17'3x12'5 approx.
 Kitchen: 10'11x7'5 approx.
 Bedroom 1: 11'3x10'7 approx.
 Bedroom 2: 9'11x9'11 approx.
 Wet Room: 5'1x5'6 approx.
 Shower Room: 7'3x5'6 approx.

INCLUDED IN SALE



All floor coverings, window blinds and light fittings. Kitchen appliances and white goods also included in the sale.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.