

# Anderson Crescent

Prestwick, KA9

Fixed price of £85,000



Well kept 2 bedroom ground floor flat in a quiet area. With lounge kitchen, 2 double bedrooms with storage and shower room. Private rear garden.

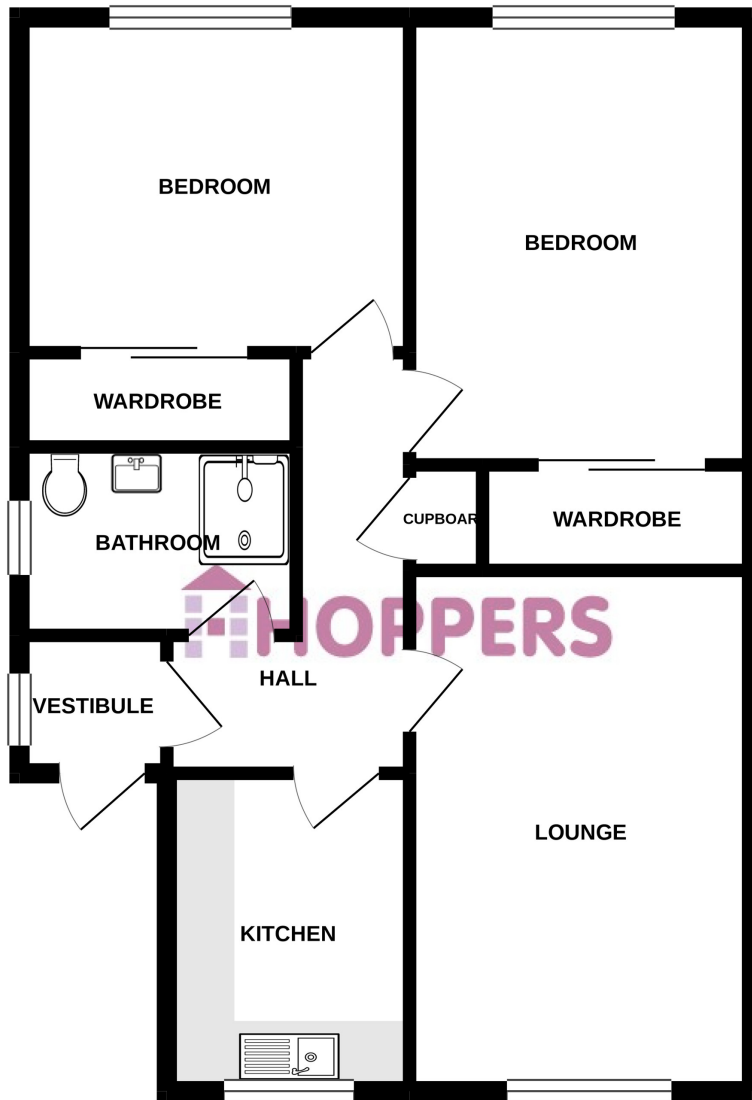


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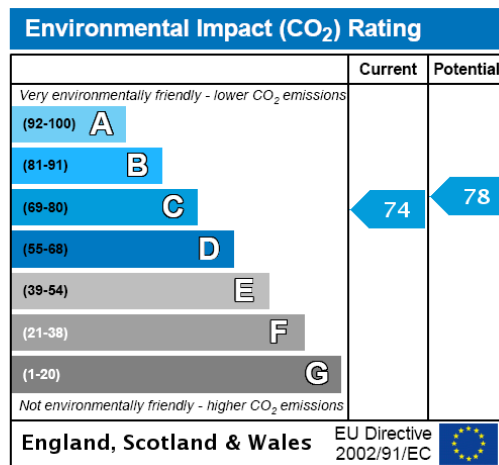
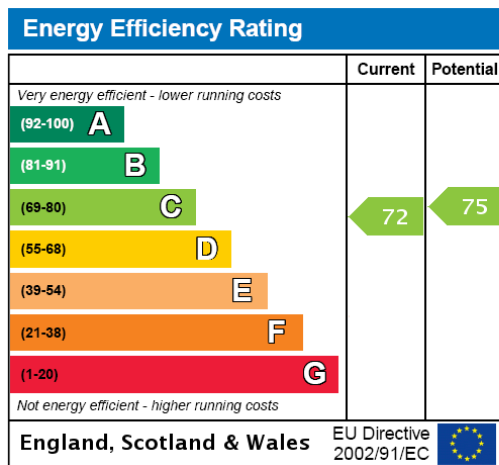
**1ST FLOOR**  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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Hoppers Estate Agency is pleased to market this 2-bedroom ground level flat in a popular, quiet area in Prestwick. Comprising lounge, kitchen, 2 bedrooms and shower room, with private rear garden. The property would benefit from some decorative modernisation but has been extremely well kept. A perfect property for developers, first time buyers, or those looking to downsize from a larger property. Early viewings are advised.

Anderson Crescent is a quiet cul-de-sac in a popular area of Prestwick. The Main Street is a short distance away where there is an abundance of restaurants, café's, independent boutiques and essential amenities. There are bus links within walking distance, and easy access to Prestwick Train Station.

Within the property itself, the layout extends to; vestibule to entrance hall with storage cupboard, and spacious, bright lounge ahead. Next to the lounge lies the front facing kitchen, and across the hall is the bright shower room. There are 2 rear facing bedrooms, both spacious doubles with fitted storage.

Externally, there is a good-sized, fully enclosed rear garden; easily maintained, with garden shed. Next to the garden is a shared area with rotary clothes line.

#### DIMENSIONS

Lounge: 10'2x15'3 approx.

Kitchen: 7'0x8'9 approx.

Bedroom 1: 10'2x13'0 approx.

Bedroom 2: 10'10x8'11 approx.

Shower Room: 7'5x5'5 approx.

#### VIEWINGS

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

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