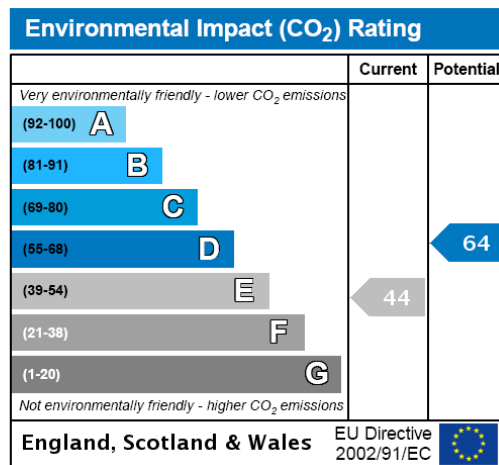
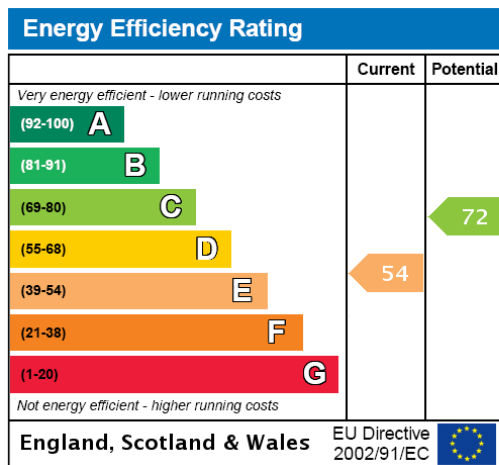




Detached bungalow in a unique location looking onto the park at Bruce's Well, with views of the Firth of Clyde and Arran. With 2 reception rooms, 4 bedrooms, integrated kitchen and bathroom, there are front & rear gardens and off street parking.







2A Bruce Avenue, Prestwick, KA9 1SG

Hoppers Estate Agency is pleased to market this well-presented detached bungalow, conveniently located for Prestwick beach, Prestwick Main Street and St Nicholas Golf Course. Situated in a unique, elevated position looking onto Robert the Bruce's Well and park, the property has views across the Firth of Clyde to Arran. With lounge, dining/sitting room, kitchen, 4 bedrooms, bathroom, en-suite and WC. Front and back gardens, with off street parking and garage.

Internally, the property is well presented throughout, with neutral decor. On entrance is a welcoming hallway with entrance vestibule, and lounge to the left. The lounge is spacious with fireplace and large front facing window brightening the room. Across the hall lies the second reception room; currently in use as a dining/sitting room. Again, with fireplace, and ample room for family dining or entertaining guests. Off the dining room is the modern kitchen; a large galley style with wall and base units on either side providing ample storage and worktop space, as well as integrated double oven & hob, microwave, dishwasher and fridge-freezer. Also benefitting from a breakfast bar, and additional storage in a back door vestibule.

There are 2 bedrooms on the ground floor, both rear facing and double sized. Bedroom one contains fitted wardrobes and over-bed storage. Also on the ground floor is the family bathroom; a good-sized space with modern white suite and shower over bath.

On the upper floor are 2 more bedrooms; bed 3 is a large double with bespoke fitted storage and modern en-suite shower room. A large front window boasts incredible views over the Firth of Clyde and Arran. Bedroom 4 is another double sized room with Velux window. Lastly on the upper floor is a WC.

Externally, the space is generous and well kept. The front of the property is low maintenance; with chipping stones and monoblock paving to the rear. The rear contains a neat lawn and decked seating area; fully enclosed and completely private. There is off street parking at the side of the property as well as a garage.

#### DIMENSIONS

Lounge: 14' x 14'7 approx.

Dining/Family Room: 14' x 14'7 approx.

Kitchen: 15'5 x 7'5 approx.

Bathroom: 8'10 x 5'5 approx.

Bedroom 1: 15'5 x 9'6 approx.

Bedroom 2: 11'11 x 9'1 approx.

Bedroom 3: 15'7 x 9', widening to 11'7 approx.

En-suite: 5'11x5'0 approx.

**HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX**

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Bedroom 4: 8'11 x 8'1 approx.

WC: 6'11 x 2'11 approx.

#### 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.