

# Wellington Street

Prestwick, KA9

Fixed price of £82,000



Spacious 2 bedroom upper flat. Comprising lounge, kitchen, 2 double bedrooms & modern bathroom. Large rear garden, GCH & double glazing. Well presented; an ideal first time purchase or BTL investment.



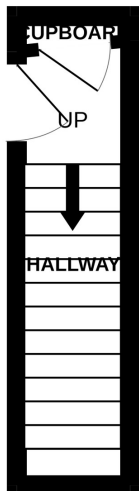
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ENTRANCE FLOOR  
46 sq.ft. (4.3 sq.m.) approx.

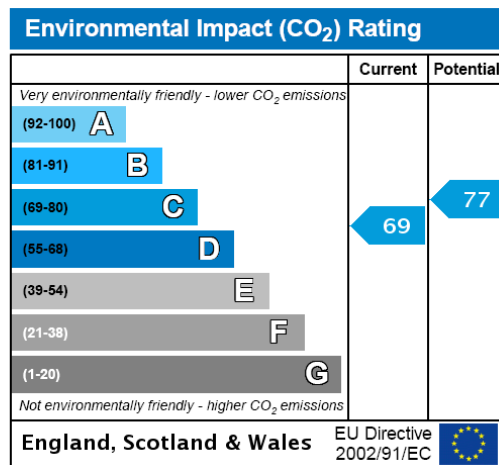
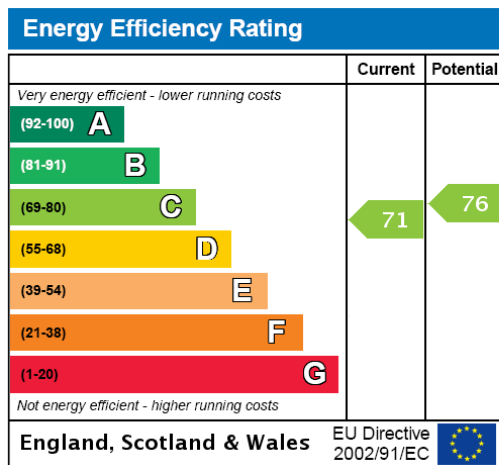
1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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 delighted to market this well-presented 2-bedroom upper flat in a popular area of Prestwick. Comprising lounge, kitchen, 2 double bedrooms and modern bathroom. With a large rear garden, and GCH.

The property is located off Ayr Road and has good transport links nearby with easy access into Prestwick Main Street, Ayr Town Centre, Glasgow and beyond. With two supermarkets within a short walking distance and other local amenities close by, there are also highly regarded local schools in the area. This property would suit a variety of purchasers including first time buyers, buy-to-let investors or those looking to downsize.

The property itself is well presented throughout, and in move-in condition. It has been newly carpeted and freshly painted throughout. The decor is bright and neutral and will appeal to most buyers. On entrance is a vestibule with storage cupboard, and stairs to the main accommodation. The bathroom lies at the top of the stairs, with white suite and fully tiled walls and flooring. Next to this lies the L-shaped kitchen; with a good amount of storage and worktop space, laminate flooring and light walls. The lounge is large and bright, front facing, with bedroom off. Both bedrooms are double sized, rear facing and carpeted.

#### EXTERIOR

Large L-shaped garden with paved patio, area laid with chipping stones and spacious lawn. Being fully enclosed, it's a great space for those with children and/or pets, and also boasts excellent development or landscaping potential.

#### DIMENSIONS

Lounge: 15'0 x 11'11 approx.

Kitchen: 11'6 x 10'10 (at longest & widest points) approx.

Bedroom 1: 12'1 x 13' approx.

Bedroom 2: 13' x 8'6 approx.

Bathroom: 6'8 x 4'6 approx.

#### INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

POSSIBLE NEGOTIABLE EXTRAS: Washing machine & electric cooker

#### VIEWINGS

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



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