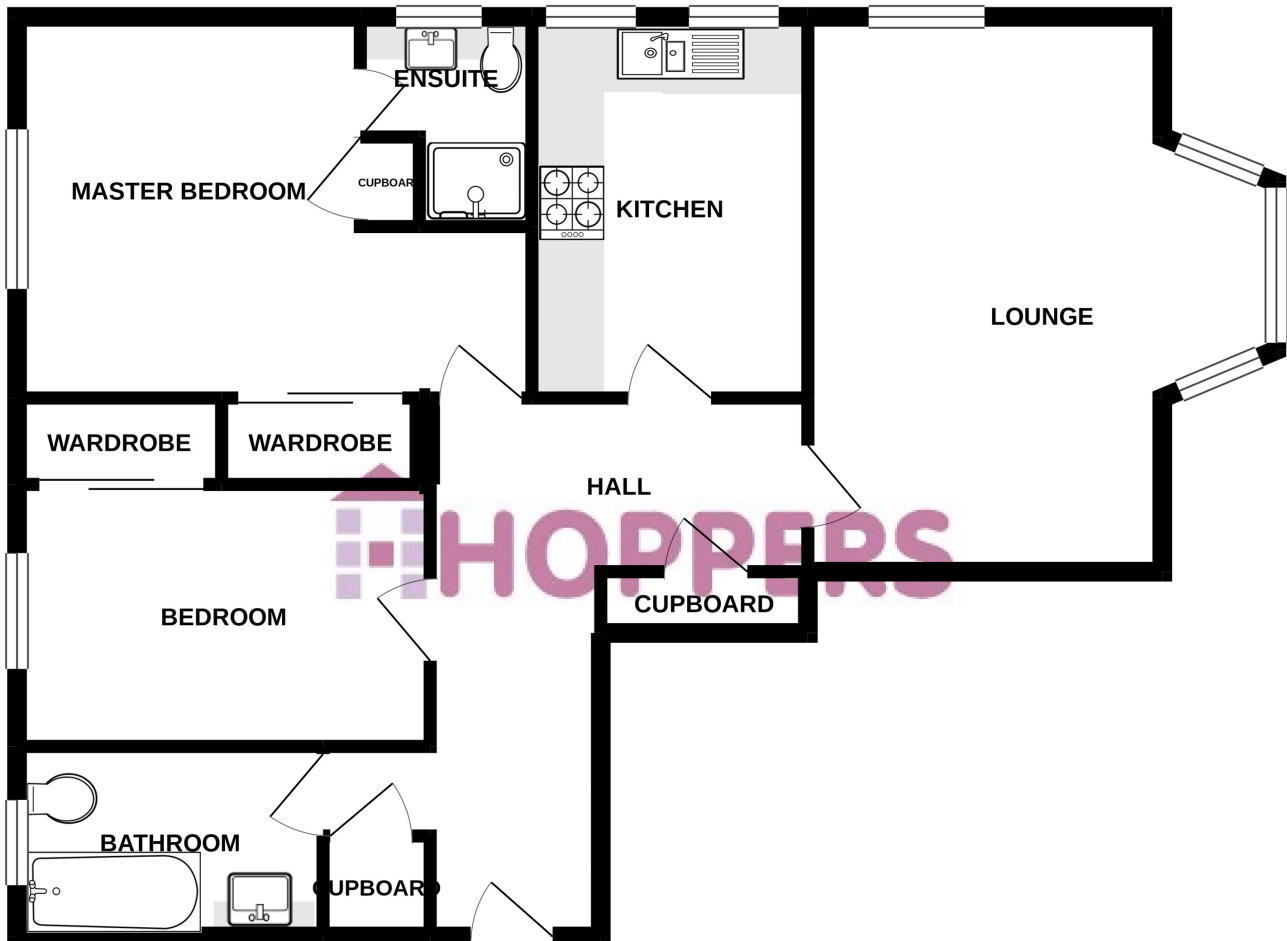




Well presented 2 bedroom ground floor flat in a popular, quiet location. With lounge, kitchen, 2 double bedrooms, en-suite shower room and bathroom. Good storage throughout, bright, neutral decor, GCH. Garage with power and residents parking.



GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(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	74	77
(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		

4A Monkton Court, Prestwick, KA9 1EN

Hoppers Estate Agency is delighted to market this immaculate 2 bedroom ground floor flat in a popular area of Prestwick. Comprising lounge, kitchen, 2 bedrooms, bathroom and en-suite - the property is presented in walk-in condition and will suit a variety of buyers. Perfect for those in need of ground level accommodation, or for first time buyers looking for a blank canvas to make their own.

With GCH, residents parking and shared grounds. There is also a garage with power

Monkton Court is an ideal location for those looking to experience all that Prestwick has to offer, but in a quiet setting. The popular Main Street is within walking distance, where there is an abundance of restaurants, cafe's, independent shops and essential amenities. Prestwick Train station is also walkable, providing easy access into Glasgow, Ayr and surrounding areas.

The property itself is bright and neutral through, as well as being deceptively spacious. A light, welcoming entrance hall, with storage, leads to the large lounge - with big bay window brightening the room and neutral decor with fitted carpet. Next to the lounge lies the kitchen, with wall and base units providing ample storage and worktop space, as well as integrated oven. There are 2 bedrooms in the property, both facing the rear; both are double sized with fitted, mirrored wardrobes and the master also benefits from an en-suite shower room and additional cupboard. The main bathroom is bright with white suite and shower over bath.

Externally, there is residents parking and well-kept, shared grounds surrounding.

DIMENSIONS

Lounge: 13'8x16'8 approx.

Kitchen: 6'3x11'8 approx.

Bedroom 1: 9'11x11'8 approx.

En-Suite: 4'11x7'7 approx.

Bedroom 2: 12'1x7'8 approx.

Bathroom: 8'8x5'10 approx.

VIEWINGS

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



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