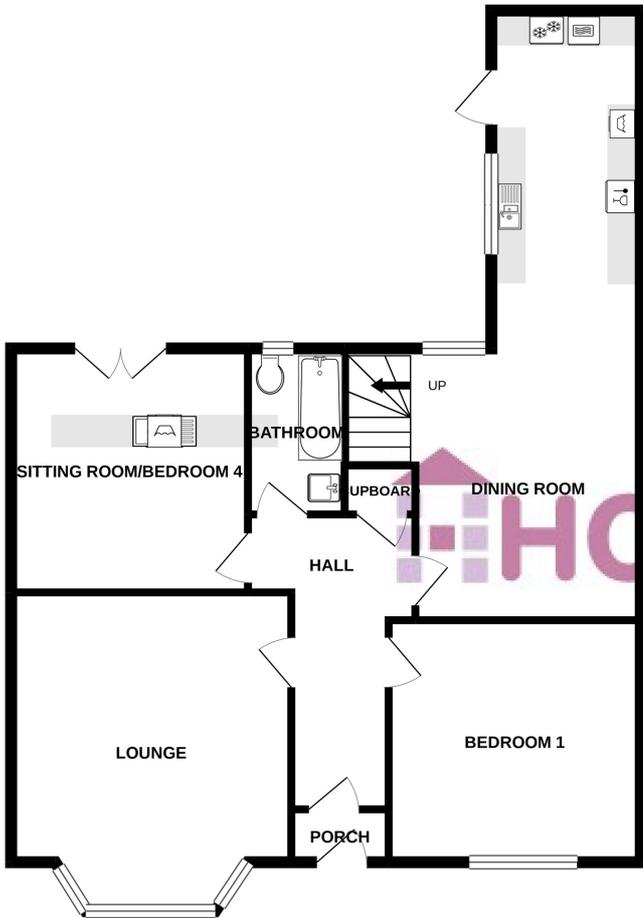




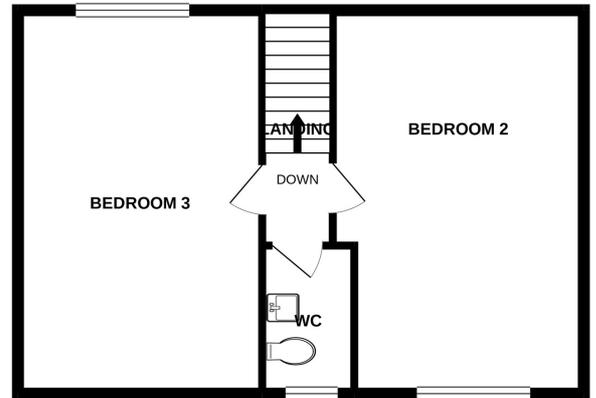
Immaculate 4 bedroom family home in central location. Lounge, large dining kitchen, 3 bedrooms, sitting room/Bedroom 4, bathroom & WC. Off street parking & enclosed, spacious rear garden. Viewing Highly recommended



GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.8 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
(55-68) D		
(39-54) E	46	
(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		71
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

6 Briarhill Road, Prestwick, KA9 1HY

Hoppers Estate Agents is delighted to present this wonderful semi-detached family home in a central and sought-after location. In true walk-in condition, this lovely property comprises a lounge, dining kitchen, 3 bedrooms, sitting room/bedroom 4, bathroom, and WC. With off-street parking and an enclosed rear garden. Also benefits from GCH and double glazing throughout.

Briarhill Road is an extremely desirable location within easy walking distance of Prestwick's thriving Main Street, where you will find an abundance of restaurants, café's, independent boutiques, and essential amenities. Prestwick Train Station offers quick and easy access into Glasgow, Ayr, and surrounding, and there are regular bus links. The beach is also walkable, as are some of Prestwick's highly regarded golf courses.

We anticipate a high level of interest in this property and expect it will be particularly appealing to families and couples looking for a central and immaculate home. Early viewings are advised.

Internally, the décor throughout is neutral and bright and will appeal to a variety of viewers. High ceilings and large windows accentuate the space available and make this an immediately impressive home. On entrance is a welcoming hallway, with storage, with wooden flooring through to the lounge; the spacious lounge boasts a large bay window that brightens the room, and a fireplace ahead. At the end of the hall is the large kitchen-diner; renovated by the current owners, this beautiful space is ideal for family gatherings and entertaining guests. With a modern kitchen with integrated appliances and ample storage and worktop area, as well as space for a large dining table/seating area. The master bedroom is at the front of the property, double sized, while the good-sized sitting room/bedroom 4 is at the back of the property, with French doors to the rear garden. The family bathroom contains modern suit with shower over bath.

From the dining area is access to the first floor; where there are 2 large double bedrooms, one front, and one rear-facing, both with eaves storage. Between the two rooms is a convenient WC.

Externally, there is an off-street Monoblock parking area at the front of the property and a side access gate to the rear. The South-facing rear garden is spacious and fully enclosed, ideal for those with children and/or pets. There is a raised seating area at the back of the house; perfect for outdoor dining or relaxing in the warmer months. A central lawn provides a perfect space for kids to play, also containing a garden shed and mature trees and bushes.

DIMENSIONS

Lounge: 13'9x16'1 (incl. bay) approx.

Kitchen: 7'4x16'11 + Dining Area: 14'7x13'5 approx.

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Sitting Room/Bed 4: 10'10z12'1 approx.

Bedroom 1: 12'1x12'6 approx.

Bathroom: 4'9x8'5 approx.

Bedroom 2: 17'2x11'2 approx.

Bedroom 3: 11'11x18'0 approx.

WC: 4'6x5'7 approx.

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