

# Monkton Road Prestwick, KA9

In the region of £200,000



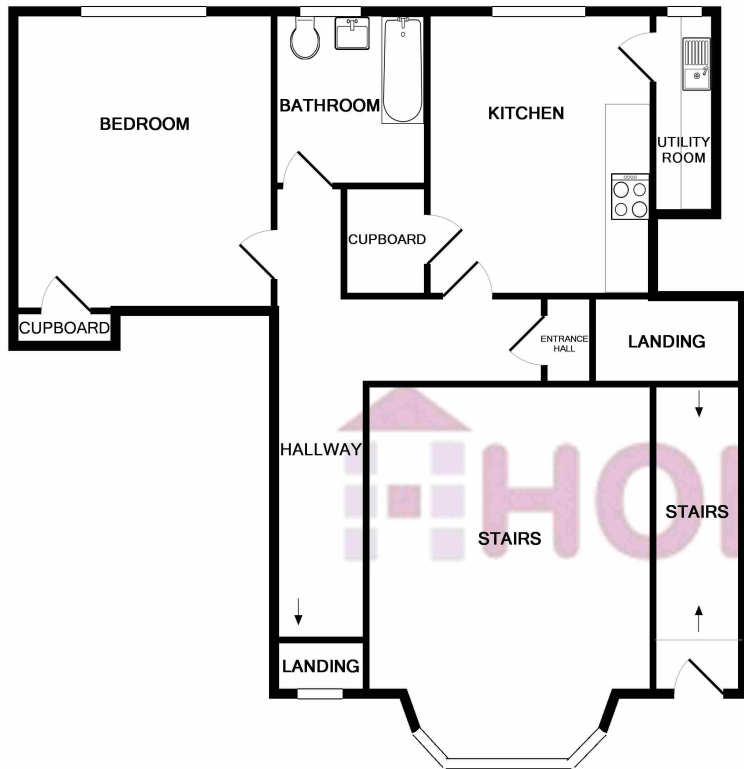
A substantial 2-bed upper apartment in central Prestwick. Providing generous square footage throughout in an enviable location. With a large lounge, dining kitchen, 2 large bedrooms, en-suite bathroom, family bathroom & balcony with sea views.



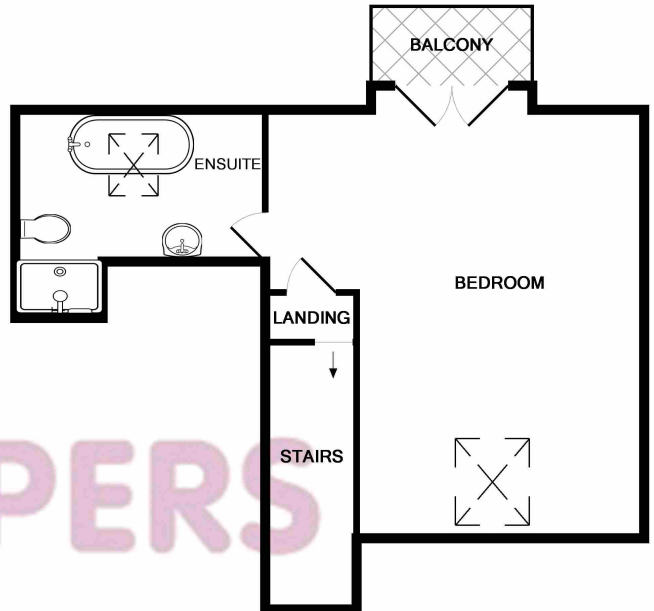
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1ST FLOOR  
APPROX. FLOOR  
AREA 957 SQ.FT.  
(88.9 SQ.M.)

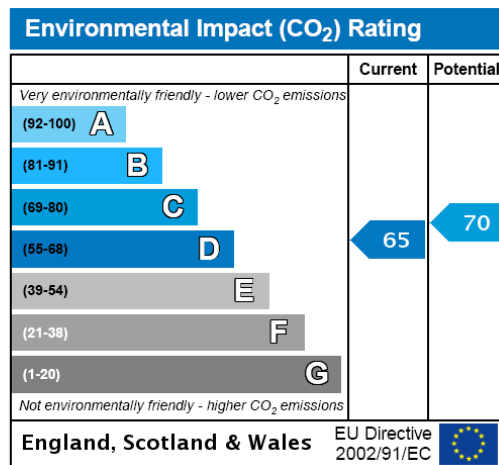
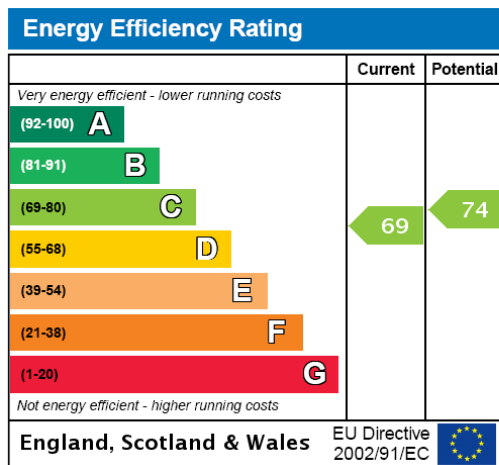


2ND FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1472 SQ.FT. (136.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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13 Monkton Road, Prestwick, KA9 1AP

Hoppers Estate Agency is delighted to market this impressive 2 bedrooms upper apartment in central Prestwick. This traditional red sandstone build will provide buyers with a substantial amount of space, and although currently in move-in condition, has exceptional potential. Viewings are highly recommended.

Internally, the property is neutrally decorated throughout and traditional high ceilings and large windows accentuate the space offered. Featuring a large lounge with front facing bay, a spacious, rear facing dining kitchen with large walk-in storage cupboard and utility off, family bathroom and 2 large bedrooms; one on the first floor, with storage cupboard and rear facing window, and the other spanning the whole upper floor with en-suite bathroom and West facing glass panelled balcony with sea views.

Externally the property benefits from its own front and back doors, offering a good degree of privacy. There is a large shared garden to the rear and a parking area for residents as well as a private garage.

Monkton Road is within minutes walking distance of Prestwick's popular Main Street; with an abundance of shops, restaurants, bars and essential amenities. Prestwick Beach is within walking distance and there are excellent public transport links with Prestwick Train Station only a few minutes walk away and good bus links into Ayr, Glasgow and beyond.

#### DIMENSIONS

Lounge: 14'2x19'10 approx.

Kitchen: 11'0x13'11 approx.

Utility: 4'2x8'2 approx.

Bathroom: 7'5x8'6 approx.

Bedroom 1: 12'2x14'8 approx.

Bedroom 2: 18'4 (narrowing to 13'10)x20'7 approx.

En-Suite Bathroom: 11'8x7'5 approx.

#### VIEWINGS

Strictly by appointment through Hoppers Estate Agency, Tel 01292 477788

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