

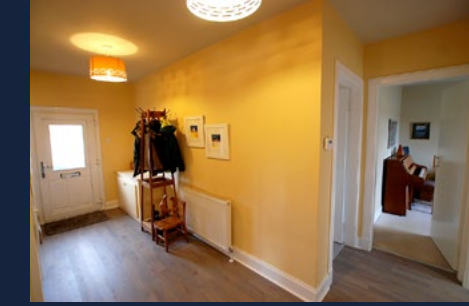


'KARUNA' 18 WEIR AVENUE, PRESTWICK KA9 2JY





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"Karuna", Weir Avenue, Prestwick – A rare opportunity to acquire a most desirable Traditional Detached Bungalow within favoured Prestwick locale. Deceptive externally, the property has been professionally extended by its current owners in late 2019, with internal viewing revealing a delightful rear facing extension, L-shaped of open-plan style forming perhaps the new heart of this very comfortable home with the kitchen/dining & family room inviting one to relax & socially interact. This splendid home is of broad appeal, carefully maintained & upgraded with flexible 6/7 Main Apartment Accommodation featured over 2 levels. Set amidst neatly presented & colourful (when in season) landscaped gardens with the rear gardens in particular inviting one to enjoy the outdoors when the favourable weather beckons.

Prestwick remains Ayrshire's "property hotspot", with its well established mixed main street shopping/restaurants/amenities, whilst the sweeping promenade/seafront is within walking distance or a short cycle/car journey. Homes of this style remain rare to the market and although of broad appeal are valued by family buyers, retired/semi clients and particularly so by Glasgow based buyers & those relocating from South of the Border, seeking a change of lifestyle from city to seaside, and a better work/life balance.

Internal viewing reveals a welcoming reception hall which leads onto the ground floor apartments which comprise, dual aspect formal lounge to the front, absolutely charming contemporary open-plan kitchen/dining/family room with triple window aspects, dual velux windows drawing natural overhead light and the picture style patio doors leading down to the mature gardens, 2 bedrooms (Nos 1 & 2 with No 2 used as a study at present) together with the main bathroom. A discreetly positioned staircase off the reception hall

leads to the upper hallway which opens onto 2 further bedrooms (Nos 3 & 4) together with an upper shower room/wc serving either bedroom.

The specification includes both gas central heating and double glazing. EPC – D. Neatly presented private gardens are featured to the front and rear, reflecting the owners keen interest in same, the rear with sheltered patio area to welcome those wishing to relax outdoors. A narrow shared (with adjacent Bungalow) driveway is positioned to the right of the property, not suitable for a car however providing separate/convenient access from front to rear. Parking is available on-street.

Graeme Lumsden, Director/Valuer of BLACK HAY Estate Agents comments...

" With 35 years working in the property industry across Scotland, that iconic phrase location, location & location remains one of the key factors about a particular property's desirability. In addition, post-lockdown has delivered a much increased flow of buyers who yearn for a more relaxed style of living, particularly moving from bustling city life in Glasgow to a coastal location that offers relaxing seafront/ beach walks, encouraging one to enjoy the outdoor life.

In my view Karuna is in some respects an understated home externally, open the door and one is met with a simply charming & comfortable home which can easily adapt its accommodation to meet the demanding family or a couple seeking space in which to relax. This is indeed a wonderful opportunity to acquire a very desirable Detached Bungalow which has been thoughtfully extended and will no doubt tick many of the Wish-List boxes of buyers hoping to secure their next home in the thriving coastal town of Prestwick. "





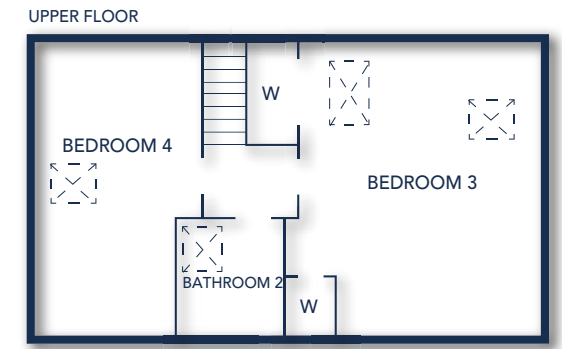


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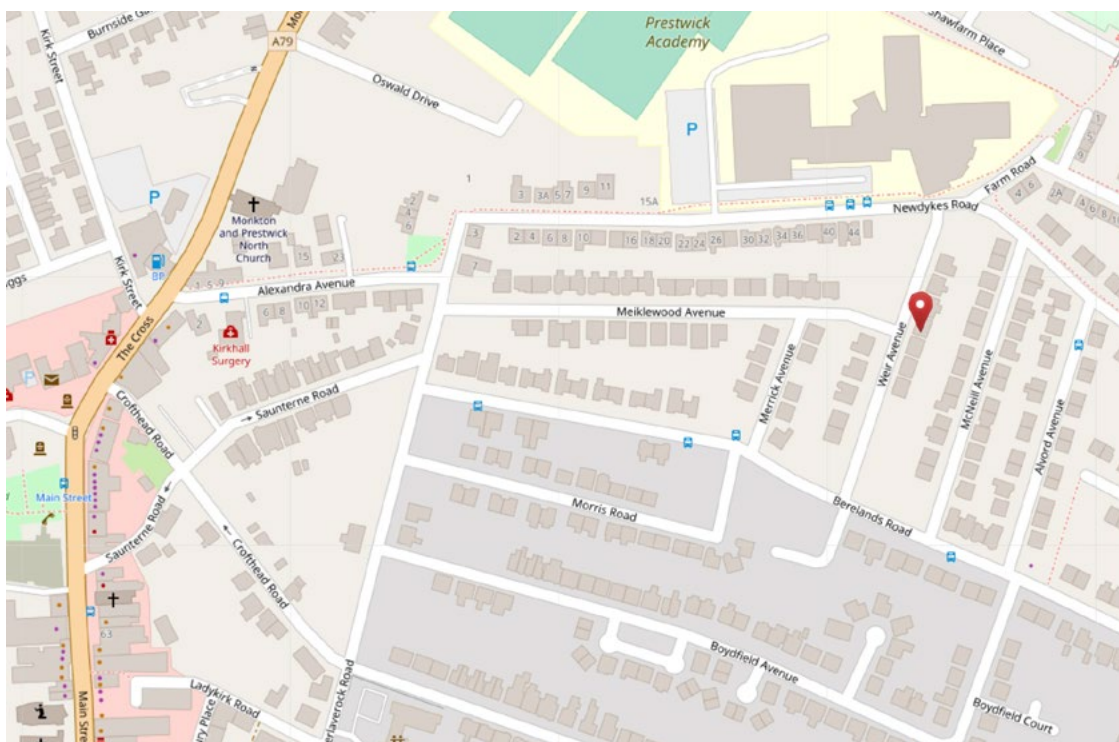
FLOORPLAN



Floorplans are indicative only - not to scale.
Produced by Plush Plans Ltd

MEASUREMENTS

RECEPTION HALL	16' 1" x 9" (sizes to L-shape)
LOUNGE	14' 4" x 13' 3" (sizes at widest points)
DINING/LIVING/KITCHEN (Dining Kitchen) (Living Room)	11' 10" x 19" 12' x 11' 1"
BEDROOM 1	11' 2" x 13' 9"
BEDROOM 2	11' 11" x 9' 10"
BEDROOM 3	17' 11" x 10' 9" (latter widening to 12' 2")
BEDROOM 4	8' 11" x 17' 9" (former narrowing to 7' 4")
BATHROOM	8' 1" x 6' 1" (sizes at widest points)
BATHROOM (Upper)	7' x 8' 3"



VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

HOME REPORT - The Home Report is available from BLACK HAY Estate Agents own website- blackhay.co.uk (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open).

INTEREST/OFFERS - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

DISCLAIMER - Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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BLACK HAY

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