



"KIRKMAY", APARTMENT No 2, 23 LINKS ROAD, PRESTWICK KA9 1QG





“KIRKMAY”, APARTMENT No 2, 23 LINKS ROAD, PRESTWICK KA9 1QG



A rare opportunity to acquire a splendid Character Conversion enjoying favoured upper position within “Kirkmay”, a most distinctive Traditional Blonde Sandstone Detached Villa, superbly situated within sight of Prestwick’s sweeping promenade/seafront. The particular conversion is within the main building (one of 5- with 2 further properties located externally).

The dramatic focal point of this stylish home is the simply breathtaking views over the adjacent Golf Course whilst there is a westerly bay window sea view in the distance with the Isle of Arran visible on the horizon on clear days. Prestwick’s thriving town centre is within easy walking distance and the public transport includes Prestwick Train Station, positioned a short walk away.

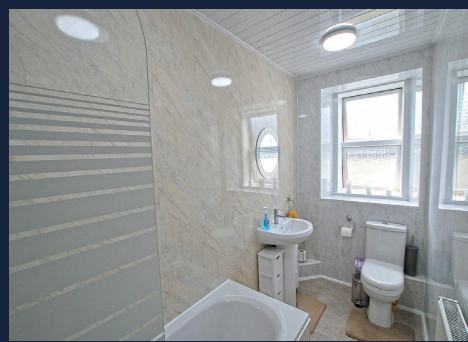
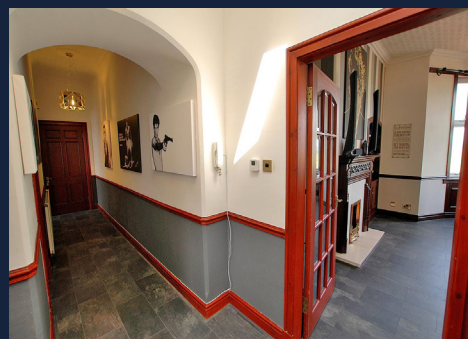
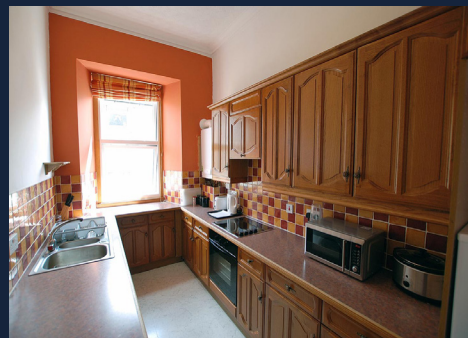
Access is via the communal main door entry to the front onto a communal hallway with staircase ahead leading to Apartment No 2. A private main door opens onto a lengthy corridor style reception hall which provides access onto a spacious bay windowed lounge/dining room which enjoys splendid golf course/partial distant sea views, a separate kitchen, very spacious “master” bedroom (No 1) together with a further double bedroom, and a stylish modern bathroom.

The specification includes both gas central heating and double glazing. EPC – C. Residents parking is available to the front of the property (unallocated) whilst a private garage located to the rear is included with the sale.

The building is professionally factored with communal charges applied, shared between residents (details available upon request). We are advised the garden area to the front and enclosed patio style area to the rear are communal (details to be confirmed from title deeds/ plan) – the rear garden area can be accessed internally (from the communal reception hall) or via external pathway to the left hand side.

In our view ...simply breathtaking views and a wonderful “near-seafront” location await the successful purchaser of this splendid Character Home. Viewing will confirm what a superb opportunity this is!

To discuss your interest in “Kirkmay”- Apartment No 2, please contact Graeme Lumsden, our Director/Valuer, who is handling this particular sale – 01292 283606 or gpl@blackhay.co.uk To arrange a viewing please contact Paula Haworth on 01292 283606.



"KIRKMAJ", APARTMENT No 2, 23 LINKS ROAD,
PRESTWICK KA9 1QG



ROOM SIZES

RECEPTION HALL
3' 7" x 22' 11"
 (sizes of main area only)

LOUNGE/DINING
18' 7" x 16' 11"

KITCHEN
6' 11" x 12'

BEDROOM 1
11' 1" x 17'

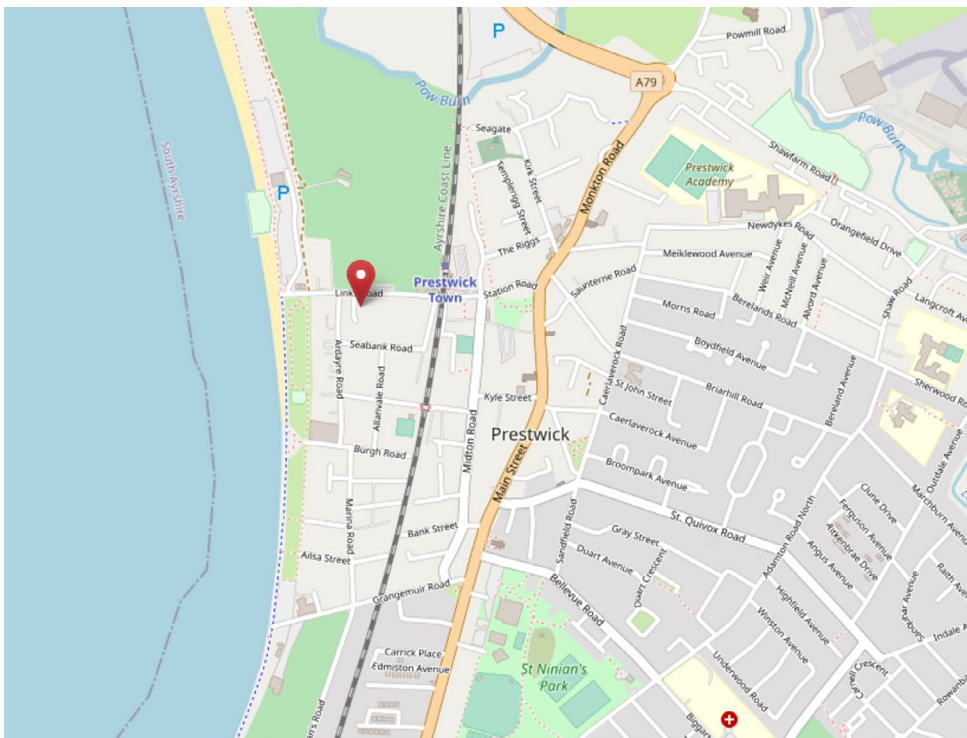
BEDROOM 2
13' 5" x 9' 9"

BATHROOM
10' 4" x 4' 5"

FLOORPLAN



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



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.

blackhay.co.uk

BLACK HAY

SOLICITORS ESTATE AGENTS FINANCIAL PLANNING

SOLICITORS, LEGAL SERVICES, FAMILY & COURT WORK

Talk to our team of experienced solicitors for expert professional legal advice. From family law and court work to property, we've got it covered.

PROPERTY FOR SALE

Take a look at the current properties we have on offer, and find your brand new dream home.

ESTATE AGENTS

Make sure your move goes as smoothly as possible, with our team experienced estate agents.

FINANCIAL PLANNING

Get expert advice and support, wherever you are in life. From essential to complex financial planning we're here to help.

Welcome to Black Hay

As our clients journey through their lives BLACK HAY are there, providing our services when needed. Established in the 1930's ... Over 75 years later, we still exist to serve our clients, old & new.

Most importantly, we retain our traditional values of independent advice you can trust, on legal matters, estate agency and financial services. We serve our clients both locally and across Scotland, with offices located in the key areas of AYR & PRESTWICK on the South Ayrshire coast of Scotland.

We build long term client relationships and many of our new clients are referred to us by existing clients.

Talk to us to find out how we can help you.

serving existing & new clients since the...

1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's