



A CHARMING DETACHED COTTAGE, TRADITIONAL RED SANDSTONE FRONTED, VERY CONVENIENTLY LOCATED WITHIN THE HEART OF THRIVING PRESTWICK TOWN, LOCATED ON THE SCENIC AYRSHIRE/WEST COAST OF SCOTLAND.

THIS DESIRABLE HOME HAS BEEN MUCH ENJOYED BY ITS CURRENT OWNER OVER THE PAST 20 YEARS. VERY DECEPTIVE EXTERNALLY WITH INTERNAL VIEWING REVEALING A MOST APPEALING HOME OF 3 MAIN APARTMENTS, COMPLEMENTED BY A MODERN SPECIFICATION WITH BOTH THE LOUNGE & CONSERVATORY BEING PARTICULAR HIGHLIGHTS WHILST PRIVATE PARKING TO THE FRONT & PRIVATE WALLED GARDENS TO THE REAR ARE THE "BOOKENDS" TO BURNS COTTAGE.



" BURNS COTTAGE " - A most desirable and seldom available Traditional Red Sandstone Fronted Detached Cottage, circa 1890's, situated within the heart of thriving Prestwick Town Centre, itself on the scenic South Ayrshire/West Coast of Scotland.

This charming home has been much enjoyed by its present owner over the past 20 years with its valued character retained, however complemented by a modern specification. It is deceptive externally, internal viewing revealing 3 Main Apartments plus the kitchen, bathroom, utility and a superb conservatory.



Burns Cottage is very convenient for access to Prestwick's bustling town centre and its wide ranging amenities whilst public transport includes both bus & train. Prestwick Airport is a short distance away as is the A77 which provides main road links both north & south. Prestwick's sweeping promenade/seafront is within walking distance.

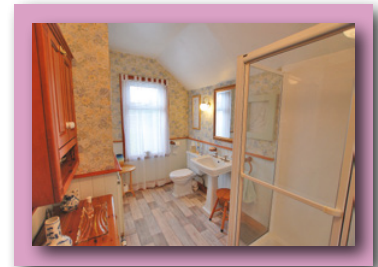
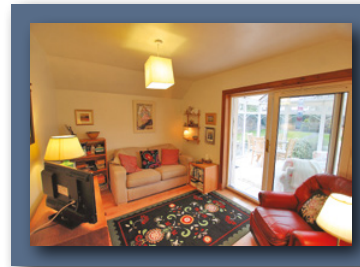
Importantly the cottage has its own private monobloc driveway/parking area to the front whilst private walled gardens are

situated to the rear. The specification includes both gas central heating and double glazing. EPC - E. Attic storage is available.

The most appealing extended accommodation comprises, reception hall with useful utility room off, charming lounge with dual aspects to the front/ rear, a modern fitted kitchen with door to garden, two double bedrooms (noting No 2 is currently an informal living/tv room) and a good sized bathroom with larger shower cubicle having replaced the bath.

Particular mention should be made of the superb conservatory added by the current owner, this both enhancing the property whilst providing a very useable additional space with the added benefit of enjoying the attractive garden views.

In our view, a delightful home which will serve its new owner very well with its on-the-level & manageable accommodation whilst its detached style/walled rear garden provide privacy yet its main road position close to Prestwick Cross ensures convenience for shopping/transport etc.



RECEPTION HALL
26' 8" x 3'
(overall size to
S-shape)

LOUNGE
15' 10" x 9' 11"

KITCHEN
8' 11" x 7' 10"

BEDROOM 1
12' 6" x 10' 8"
(sizes at widest
point)

BEDROOM 2
8' 9" x 12' 1"

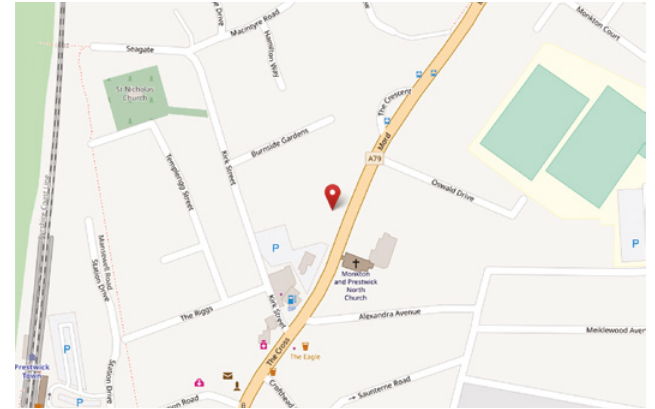
BATHROOM
10' 8" x 6' 9"
(latter size narrow-
ing to 5' 5")

UTILITY
7' x 6' 8"

CONSERVATORY
10' 2" x 9' 10"



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

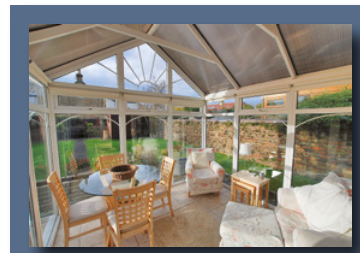


VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

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.



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