



“COURTFIELD”, 4 OSWALD DRIVE, PRESTWICK, KA9 1AT







**“COURTFIELD”, 4 OSWALD DRIVE, PRESTWICK**



“Courtfield”, Prestwick. A rare opportunity to acquire a highly desirable well proportioned Traditional Part Red Sandstone Semi Detached Villa enjoying a sought after position tucked within Oswald Drive, easily missed, a short walk from Prestwick Cross/Town Centre. Traditional homes of this style remain rare to the market and are particularly valued by family buyers and Glasgow based buyers seeking a change of lifestyle from city to seaside.

This Charming Home, acquired by its owners in the early 1980’s has been much loved, featuring an abundance of timber finishes, these having been a particular passion of the owners who spent considerable time & care re-storing them. “Courtfield” retains immense character with original features like the aforementioned timber finishes, delightful period stained/leaded glazed window panels and doors/handles all enhancing its appeal. The well proportioned accommodation easily serves a growing family, or is equally suited to those wishing more space in which to relax/entertain. Having served its current owners as a comfortable family home the opportunity now exists for the successful purchaser to re-style elements (the kitchen & bathrooms being most likely) to suit their own taste/budget.

The property stands discretely in Oswald Drive, with a private driveway/parking area & attached garage (purchasers always advised to check in advance that their car will fit any garage). To the rear, easily maintained paved patio style gardens in which to relax or let children play securely, also featuring display flower/shrub beds, twin greenhouses and a most welcome timber finish summerhouse providing a shaded or sheltered outdoor retreat. Prestwick’s sweeping promenade is approx. 5 minutes walk, encouraging one to explore/enjoy the magical attraction of its expansive beach/seafront.

In particular the accommodation comprises, on ground floor, fine character reception hall (small cloakroom off), charming formal bay windowed lounge to the front, separate dining/family room to the rear with a useful semi-open plan sun lounge leading directly onto the rear patio gardens, smaller kitchen with potential to develop further perhaps (subject to required planning permission etc), a short hallway from here leads either to a useful downstairs wc or the rear door which opens onto a lean-to glazed entrance/exit porch to the

garden. A striking timber finish staircase rises from the reception hall to the upper hallway where 3 bedrooms are featured including the bay windowed “master” bedroom (No 1) to the front, whilst a larger size bathroom (shower & bath featured) is also provided on this level.

Excellent attic storage is provided, accessed via concertina ladder from the upper hallway. Gas central heating is featured. EPC – D. Prestwick is very popular with its thriving town centre and coastal location. With Glasgow approx’ 30 miles away Prestwick properties are particularly popular with Glasgow based buyers relocating (knowing the value of these style of homes in Glasgow!) ...those commuting to Glasgow either by car (the A77 easily accessible from Prestwick) or by the popular train/bus service from Prestwick to Glasgow ...and of course local buyers seeking to move nearer to the seafront & requiring a larger family proportioned home.

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 and value highly the magic ingredient of a coastal town location.

Courtfield ticks so many boxes for a wide variety of buyers – its desirable location, well proportioned accommodation, private parking, character/charm, location in thriving Prestwick Town. The serious buyer looking for a larger home in Prestwick will no doubt be aware that this is indeed a wonderful opportunity. Courtfield has clearly been a much-loved home ...and the successful buyers will surely enjoy celebrating when they collect their keys on removal day.”

To view, please telephone BLACK HAY ESTATE AGENTS direct on 01292 283606. The Home Report is available to view here exclusively on our blackhay.co.uk website. If you wish to discuss your interest in this particular property- please get in touch with our Estate Agency Director/Valuer Graeme Lumsden on 01292 283606.





"COURTFIELD", 4 OSWALD DRIVE,  
PRESTWICK





“COURTFIELD”, 4 OSWALD DRIVE, PRESTWICK



ROOM SIZES

**RECEPTION HALL**  
**10' 10" x 8' 11"**  
(main area incl' staircase)

**LOUNGE**  
**15' 2" x 12' 6"**

**DINING**  
**12' 11" x 12' 5"**

**SUN LOUNGE**  
**7' 10" x 10' 8"**

**KITCHEN**  
**9' 3" x 8' 10"**

**UPPER HALLWAY**  
**7' 4" x 8' 11"**  
(sizes incl' staircase)

**BEDROOM 1**  
**10' 1" x 13' 4"**  
(sizes incl' staircase)

**BEDROOM 2**  
**6' 9" x 9'**

**BEDROOM 3**  
**13' 11" x 10'**  
(sizes incl' wardrobes)

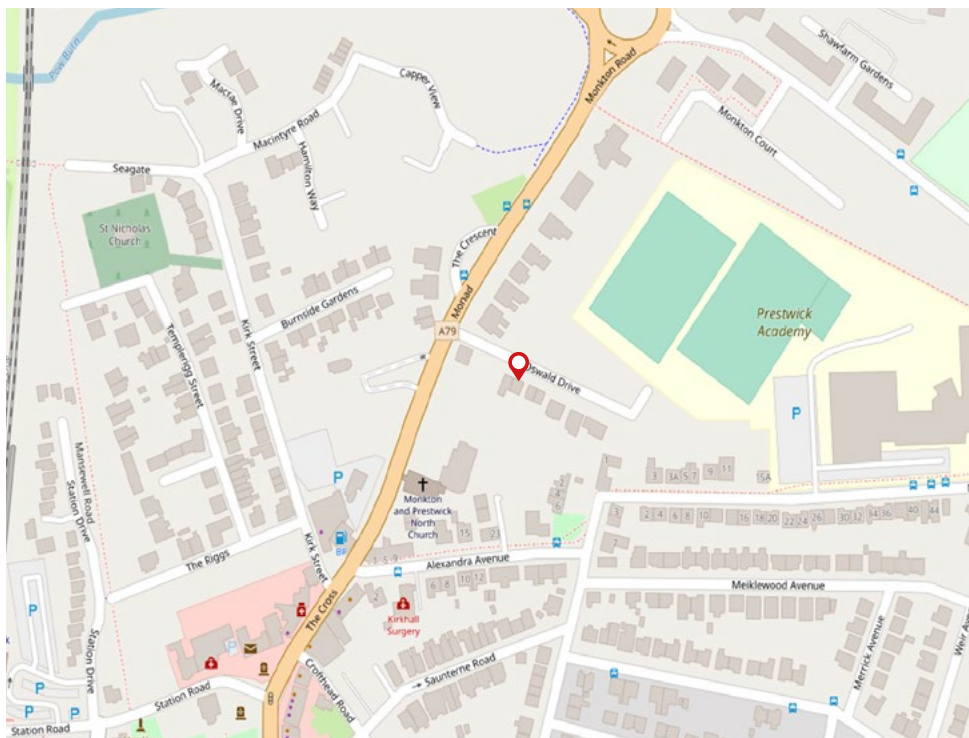
**BATHROOM**  
**9' 2" x 8' 10"**

**WC**  
**3' 10" x 9' 3"**  
(sizes to L-shape only)

FLOORPLAN







**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](http://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](http://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 2020's