

**BLACK HAY** ESTATE AGENTS



**4 St Ninians Road, Prestwick KA9 1SL**

**[blackhay.co.uk](http://blackhay.co.uk)**



BLACK HAY





**4 St Ninians Road**, enjoying enviable Golf Course/Sea Views



A rare opportunity to acquire a most desirable Mid Terrace Villa enjoying enviable Golf Course/Sea Views. This attractively presented home features extended/well proportioned accommodation over 3 levels, restyled/upgraded by the present owners who have had the property reroofed.

St Ninians Road enjoys a particularly attractive position overlooking St Nicholas Golf Course with sea views beyond over Prestwick's picturesque coastline. The sweeping promenade is a short walk away whilst No 4 is very convenient for access to Prestwick's thriving town centre with its wide ranging amenities, public transport etc.

Internal viewing reveals the property retains much-valued character combined with contemporary styling – notably the double lounge & dining room extending open-plan style to the rear with focal point patio doors enjoying garden views. The spacious attic level has been converted to form a further bedroom with en-suite (although we are advised that no formal documentation exists for this area, a suitable Insurance Indemnity Policy will likely be available).

The most appealing accommodation comprises, on ground floor, welcoming reception hall (useful "downstairs" wc off) with feature twin doors to side opening onto the double lounge which extends open-plan style to the rear which in-turn features the dining room (patio doors opening onto the rear patio/garden), a stylish separate modern kitchen with integrated appliances can be accessed either from the dining room or reception hall. On upper level, two double bedrooms, the main bathroom (bath replaced with shower) together with

a useful study with staircase from here leading to the attic level off which a spacious double bedroom with en-suite bathroom are located.

The specification includes both gas central heating & double glazing. EPC – D. Well established private gardens are located to the front & rear (railway line beyond rear boundary), these reflecting the owners keen interest in same. On-street parking is available to the front whilst a single garage is located to the rear (entry via access lane to rear).

In our opinion, a superb opportunity to acquire a most desirable Mid Terrace Villa enjoying an enviable location/views, featuring well proportioned accommodation which combines both character & contemporary style.

To arrange a Viewing Appointment please telephone BLACK HAY Estate Agents direct on 01292 283606. Outwith normal working hours our Call Centre (7 Day a Week- 8.30am to 11pm) is available on 0131 513 9477.

The Home Report (will be available soon) together with an expanded array of Photographs, & Floorplan for this particular property can be viewed here on our blackhay website.

The sale of this particular property is being handled by our Estate Agency Director/Valuer- Graeme Lumsden

\*Close up sea views are from promenade NOT from the property.





4 St Ninians Road,  
Prestwick





## ROOM SIZES

### RECEPTION HALL

12' 9" x 6' 10"

(sizes incl' stair)

### LOUNGE (double size)

27' 6" x 11' 7"

(latter size narrows to 9' 11")

### DINING ROOM

9' 11" x 8' 3"

### KITCHEN

15' 2" x 6' 8"

(sizes of main area only)

### WC

5' 3" x 2' 11"

### UPPER FLOOR

### BEDROOM 1

13' 5" x 11' 7"

### BEDROOM 2

13' 6" x 12' 7"

(sizes at widest points)

### STUDY

5' 9" x 8' 1"

(sizes excl' stair)

### BATHROOM

6' 5" x 6' 11"

### ATTIC LEVEL

### BEDROOM 3

12' 11" x 12' 11"

(sizes at widest points)

### BATHROOM

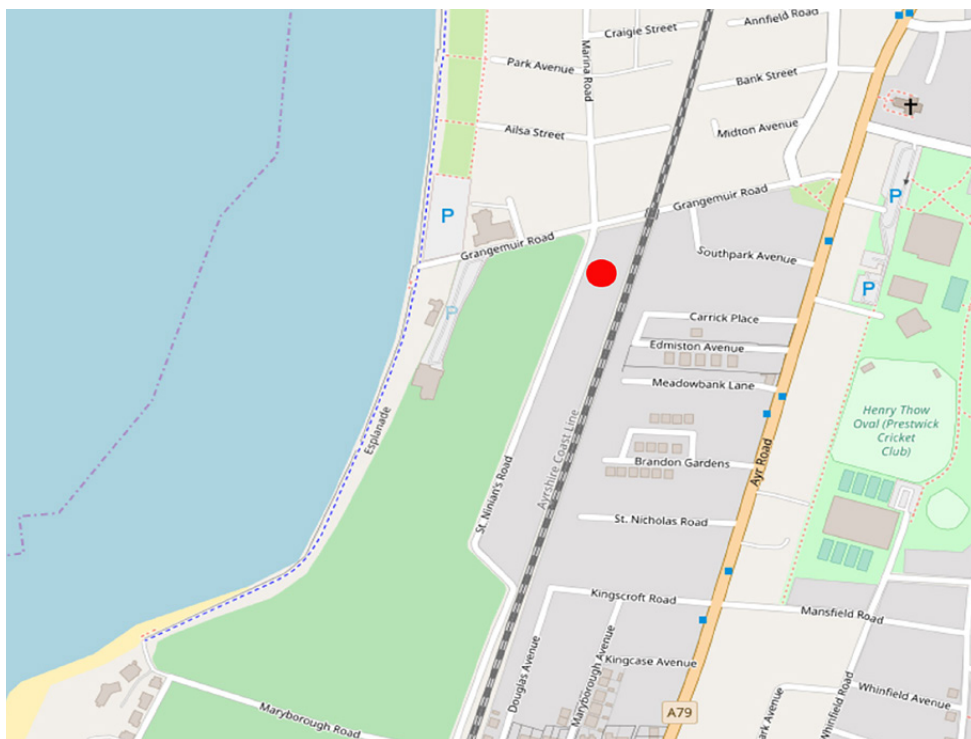
5' 1" x 6' 6"

(sizes at widest points)

## FLOORPLAN







**VIEWING** - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606 or our CALL CENTRE/VIEWING SERVICE on 0131 513 9477 (Available 7 Days a Week until 11pm).

**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

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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.

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## 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.

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**serving existing & new clients since the...**

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