



6 WESTBOURNE GARDENS, PRESTWICK KA9 1JE





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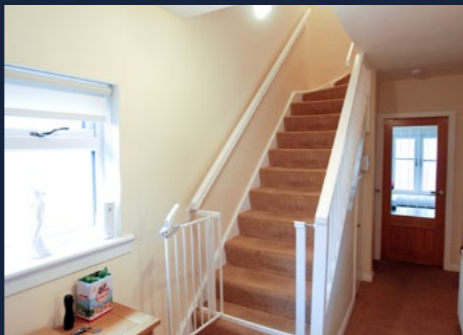
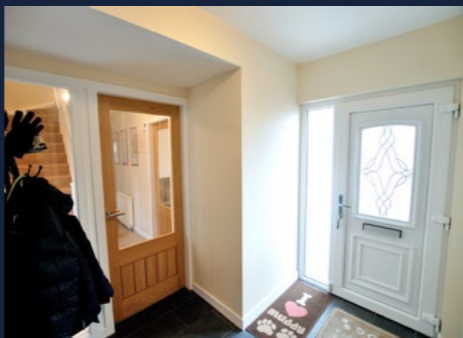
Westbourne Gardens is a desirable yet easily missed residential pocket within the thriving coastal town of Prestwick. This attractively presented Modern Detached Villa has been both well maintained & professionally extended, of broad appeal with 5/6 Main Apartment Accommodation featured over 2 levels.

In particular, the accommodation on the ground floor is accessed via an extended entrance hallway which features a useful "downstairs" shower room/wc, whilst the lounge is front facing, to the rear perhaps the focal point of the property – a stylish L-shaped extended layout of modern breakfasting kitchen with open-plan dining/family room (patio doors open onto rear garden). An attractive reception hall features staircase to the upper hallway with 3 bedrooms on this level – 2 double and 1 single which is presently a study/office, whilst the main bathroom off the upper hallway serves this level (features a shower rather than bath).

The specification includes gas central heating & double glazing. EPC- D. Attic storage is available. A private driveway provides off-street parking. Private gardens are located to the front & rear, generally laid out for ease of maintenance (a useful timber garden shed & separate summer house are included).

The property is conveniently located within walking distance of Prestwick Town Centre with its wide-ranging amenities/shopping. In addition Prestwick's sweeping promenade/seafront is also within walking distance of the town centre. Public transport includes nearby bus & train service whilst the A77 (and onto the A79) is a short car journey, providing excellent coastal links south & north together with direct commuting to Glasgow/beyond. Prestwick Airport is also nearby.

In our view... an excellent opportunity to acquire a desirable Modern Detached Villa, seldom available within this favoured yet rarely available cul de sac setting. To view, please telephone BLACK HAY ESTATE AGENTS direct on 01292 283606. The Home Report will be 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



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PRESTWICK





ROOM SIZES

ENTRANCE VESTIBULE
7' 3" x 8' 8"
(sizes to L-shape)

RECEPTION HALL
15' 1" x 6' 3"

LOUNGE
14' 5" x 12' 9"

LIVING ROOM
8' x 8' 8"

DINING ROOM
11' 8" x 10' 6"

KITCHEN
10' 6" x 10' 3"

UPPER HALL
10' 3" x 6' 3"
(sizes at widest point incl' staircase)

BEDROOM 1
12' 9 x 8' 7"
(sizes excl' fitted wardrobes)

BEDROOM 2
9' 5" x 8' 6"
(sizes incl' corner cupboard)

BEDROOM 3
9' 11" x 10' 7"
(sizes of main area only)

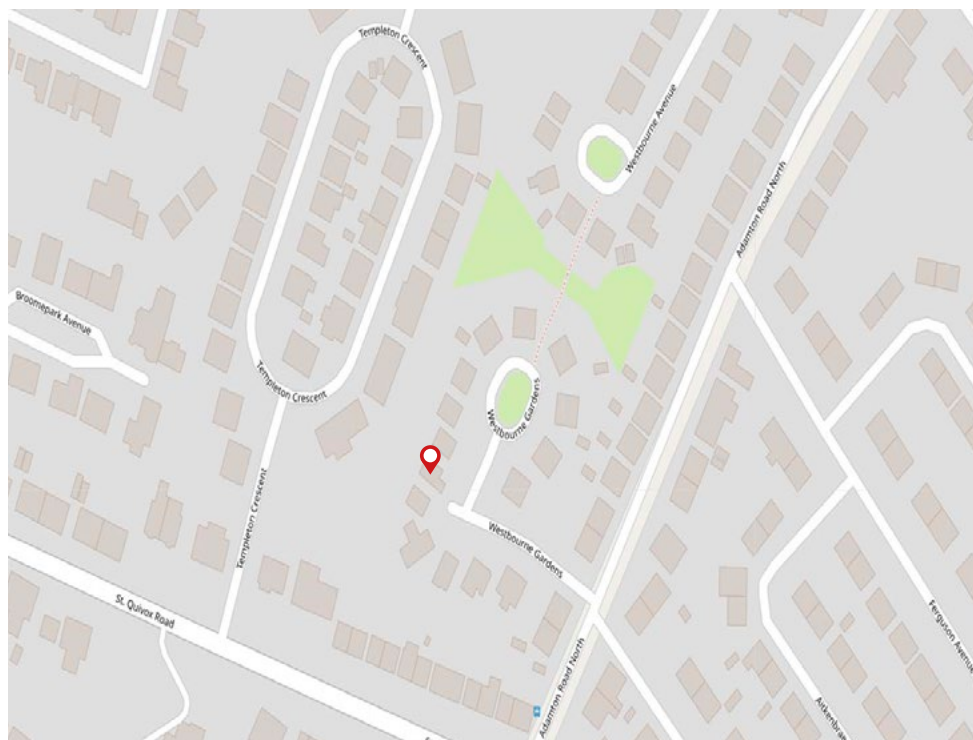
BATHROOM
4' 10" x 7' 10"

SHOWER ROOM/WC
3' 11" x 8' 8"

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.

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