

BLACK HAY ESTATE AGENTS

No 6 MANSEWELL ROAD, PRESTWICK, KA9 1BB

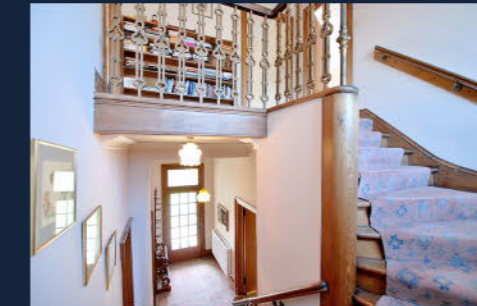


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An exceptionally rare opportunity... Tucked within most admired yet easily missed Mansewell Road, a short walk from Prestwick's sweeping seafront/promenade- No 6 is a charming character home of Semi Detached Chalet Villa style, interestingly with a deceptive & most appealing cottage style exterior (formerly known as Anchor Cottage). Its attractive sandstone façade overlooks delightful sloping lawned gardens which serve as the main front entrance, noting there are also 2 side gated entrances and a valued private driveway/ detached garage to the rear. Internal viewing reveals a home of immense character & charm, larger proportioned main apartments are featured complemented by eye-catching higher ceilings with fine decorative plasterwork detailing whilst the front facing apartments enjoy pleasing mature garden views and elevated views from the upper apartments (bedrooms) include glimpses of Arran on the horizon.

Substantial traditional homes in Prestwick remain rare to the market (Mansewell Road homes are even rarer to the market) and are particularly valued by family buyers and Glasgow based buyers seeking a change of lifestyle from city to seaside. Rarely available of this proportion, No 6 is clearly a much loved home serving its current owners for approx' 50 years, the spacious apartments easily accommodating a growing family, or equally suited to those wishing more space in which to relax/entertain. The property has served its current owners as a comfortable family home with the opportunity for the successful purchaser to re-style to suit their own taste/ budget. The twin level accommodation layout offers flexibility- currently utilised as 3 Public/4 Bedrooms however can easily revert to 2 Public/5 bedrooms.

In particular, the accommodation on the ground floor comprises, welcoming reception with fabulous period spiral staircase wrapping around a substantial centre post (reputed to have been part of ship's mast, although unconfirmed) displaying wonderful aged timber finish,

a most impressive formal bay windowed lounge, separate dining room with further public room currently serving as family room (alternative bedroom No 5), bedroom No 1, "Galley" style kitchen to the rear which is "dated" - this leading through the rear vestibule (door to garden) onto a most useful modern shower room/wc, the main bathroom which has also been re-fitted nestles discreetly under the main staircase. Rising up the wonderful staircase, passing the half-level window alcove, one reaches the upper hallway which provides access to 3 bedrooms- the centre bedroom (No 3) of large single proportion, flanked either side by 2 spacious double bedrooms (Nos 2 & 4)- all the upper bedrooms enjoying wonderful elevated garden views and glimpses across adjacent distant homes to the horizon which features the partial outline of the Isle of Arran (on clear days).

Both gas central heating & double glazing are featured. EPC- E. The good sized gardens to the front & rear are a valued additional feature of the property, well established providing privacy and welcome outdoor space in which to relax on the best of days- the front garden a picturesque foreground to the property whilst the rear combining an inviting patio area and natural lawn. There are 3 gated pedestrian entrances, 1 to the front & 2 to the side, a gated private driveway to the rear provides off-street parking whilst also leading to a detached garage with remote controlled door.

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 a larger family proportioned home within easy walking distance of the seafront.



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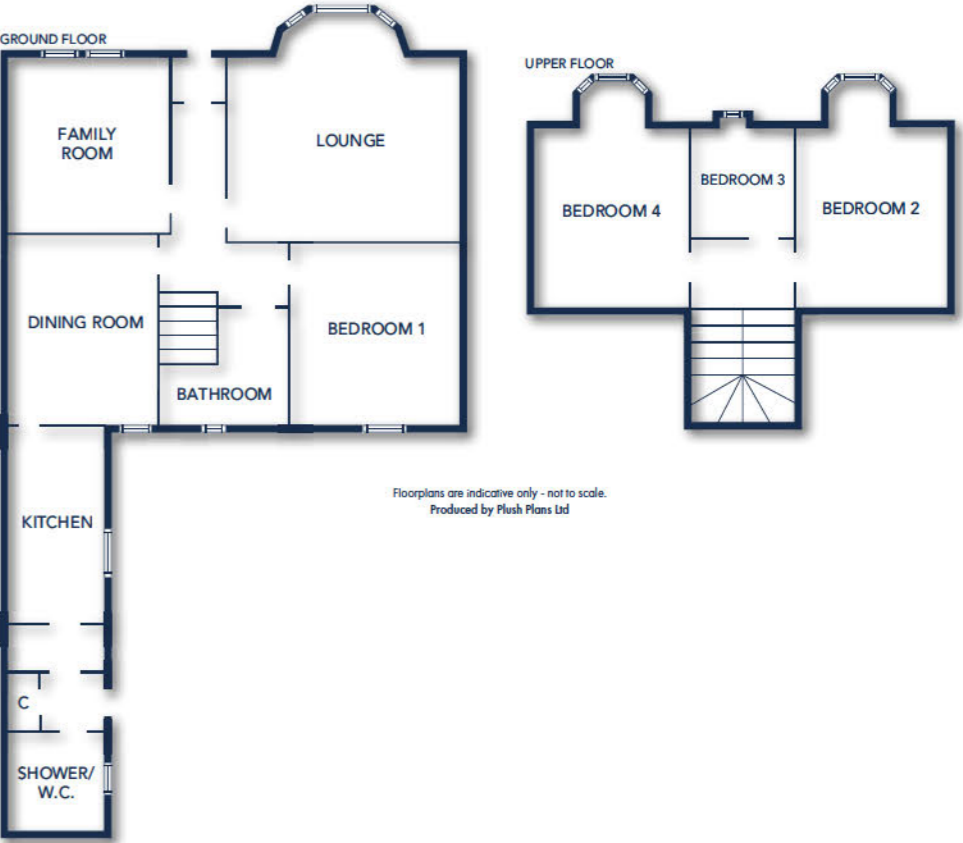
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FLOORPLAN





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 (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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1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's 2020's