



17 Manson Avenue, PRESTWICK KA9 1EZ
Offers Over £60,000

Ideal opportunity to purchase this attractively priced LOWER COTTAGE FLAT enjoying an excellent location within a quiet cul-de-sac setting. The property does require a degree of upgrading and this has been reflected within the initial asking price.

The property which will appeal to young and elderly alike offers a good level of accommodation comprising, reception hall accessed to the side of the building. Bright spacious lounge and double bedroom to the front with a well proportioned kitchen and shower room to the rear. The property has off street parking to the front, generous rear garden, gas central heating with new boiler January 2024 and double glazing.

Within the centre of Prestwick there are a selection of popular restaurants, bars and cafes. The beach is easily accessible and public transport services locally include regular bus services as well as frequent rail travel. For the motorist there are good road links providing easy access to the nearby A77/M77 Motorway. Prestwick Airport is also nearby and the town of Ayr is easily accessible and offers excellent further amenities.

This property offers superb potential and early viewing is essential.

DIMENSIONS

Lounge	15'0" x 12'1"
Kitchen	11'0" x 10'5"
Bedroom	15'0" x 10'5"
Shower room	6'8" x 4'8"

COUNCIL TAX

Band A

ENERGY RATING

C

FEATURES

Fabulous sought after setting
 Quiet location
 Off street parking
 Viewing essential

TRAVEL DIRECTIONS

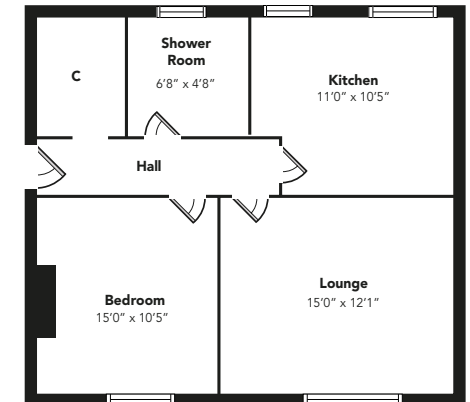
Passing the airport to the left, continue to roundabout and proceed ahead on Shawfarm Road, continue to traffic lights turning right into Shaw Road and continue taking the third right into Manson Avenue, the property sits to the left.

VIEWING

Strictly by appointment through Barnetts on 01563 522137

ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale
 Produced by Plushplans

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on 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.

7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137

F. 01563 571 382

Email. property@barnettslaw.co.uk

Website: www.barnettslaw.co.uk

