



46 Marchburn Avenue, Prestwick, KA9 1DA
Offers Over £190,000


MARTIN&CO

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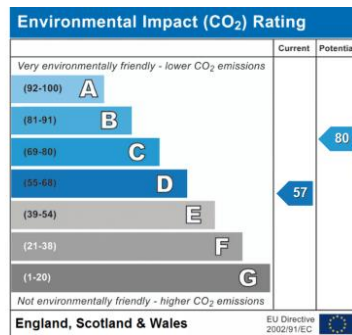
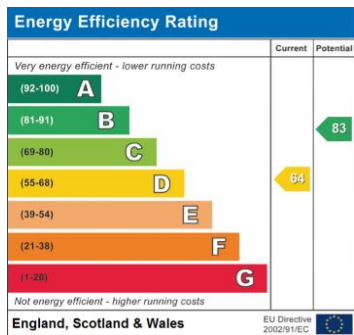
3 Bedrooms, 2 Bathroom

Offers Over £190,000

- Popular Locale
- Master En Suite
- Parking: Garage & Driveway
- New Bathroom
- Double Glazing
- Modern Kitchen
- New Windows & Doors

Martin & Co Ayr are excited to present this spacious 3-bedroom semidetached villa in a sought-after residential area of Prestwick. This property offers ample family accommodation across two levels, featuring a large, well-maintained private garden and a spacious double garage.

The home is ideal for a variety of potential buyers, boasting newly fitted windows and doors, an upgraded bathroom, and



an outdoor pergola perfect for entertaining.

The internal layout includes an entrance vestibule, a welcoming hallway with stairs to the upper floor, a modern family bathroom suite, and a dual aspect living and dining area with patio doors opening to the rear garden. The modern kitchen complements these spaces. Upstairs, you'll find a master bedroom with an en-suite, along with two generously sized double bedrooms. The property benefits from double glazing, gas central heating, and quality floor coverings throughout.

Externally, there is a large Monoblock driveway providing secure off-street parking. The rear features a spacious, privately enclosed, well-maintained garden with garage access.

Prestwick is highly desirable, known for its vibrant town centre and coastal living. Glasgow is approximately 30 miles away, with primary and secondary schools conveniently nearby. The A77 is easily accessible, and Prestwick offers popular train and bus services to Glasgow. This home is perfect for local buyers seeking a larger family residence within walking distance of the seafront.

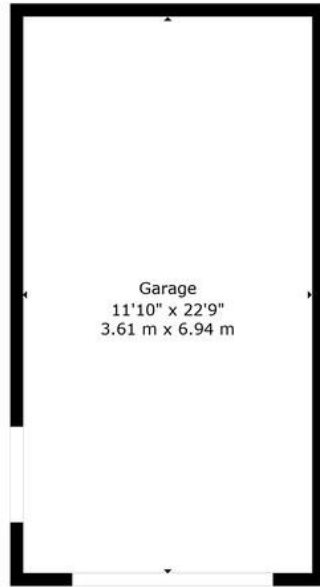
The property is within the catchment area of esteemed local schools, including the coveted Prestwick campus. There is easy access to the transport network via Prestwick train station, with excellent links to Kilmarnock, Ayr, and Glasgow by both train and road.

Early viewing is highly recommended.

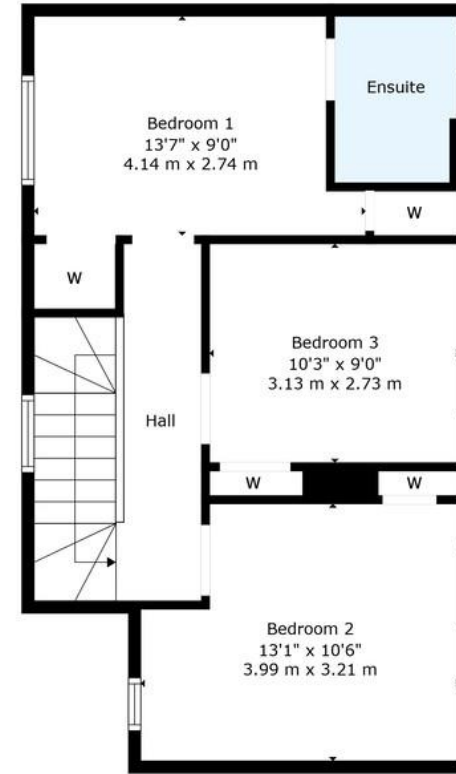








Ground Floor



Floor 1

TOTAL: 1010 sq. ft, 94 m2
 GROUND FLOOR: 505 sq. ft, 47 m2 FLOOR 1: 505 sq. ft, 47 m2
 EXCLUDED AREAS: GARAGE: 271 sq. ft, 25 m2

Floor Plan Created by: C. J. Connors, 11/05/2016, 12:00:00 PM, 11/05/2016, 12:00:00 PM, Not Guaranteed.

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