

# 7 Kilmarnock Road

PRESTWICK, SOUTH AYRSHIRE, KA9 2RJ



*A two bedroom detached cottage, positioned in the highly sought after area of Monkton*



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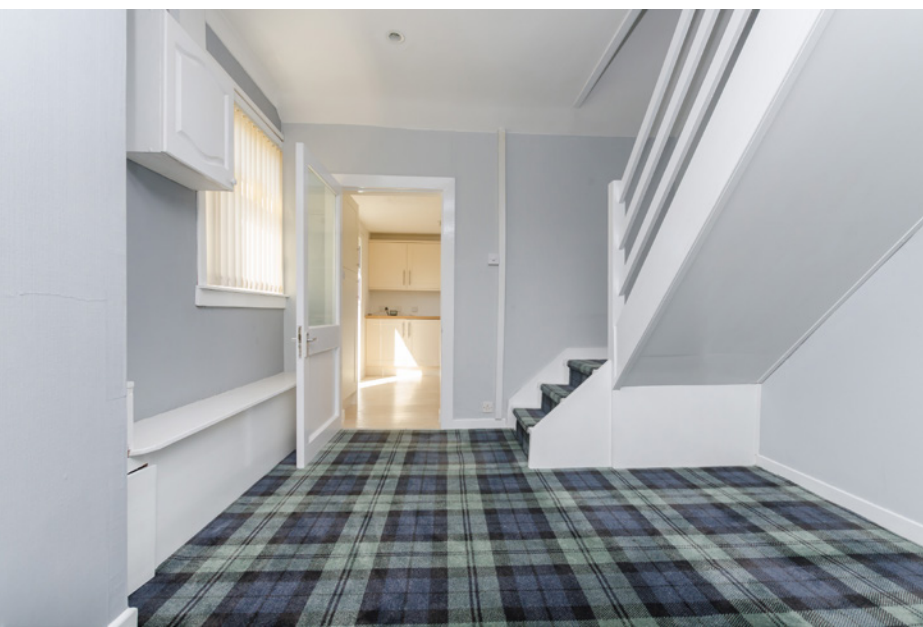
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Part Exchange Available. We are delighted to bring to the market this two-bedroom, detached cottage that will appeal to a wide variety of purchaser's looking for their ideal home, especially those looking to down-size to something all on the one level with local amenities close by.

# THE LOUNGE



A welcoming hallway leads to all apartments. The formal lounge is flooded with natural light from the window to the front. It also boasts a feature fire and surround, giving the room a real cosy feel. The kitchen has a modern selection of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace.

# THE KITCHEN







The two well-proportioned bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. A contemporary family bathroom completes the impressive accommodation internally. Access to the usable loft space is from stairs in the hallway. This zone can be transformed to meet each purchaser's needs and requirements.

## BEDROOM 1





## BEDROOM 2 & BATHROOM





# THE LOFT ROOM





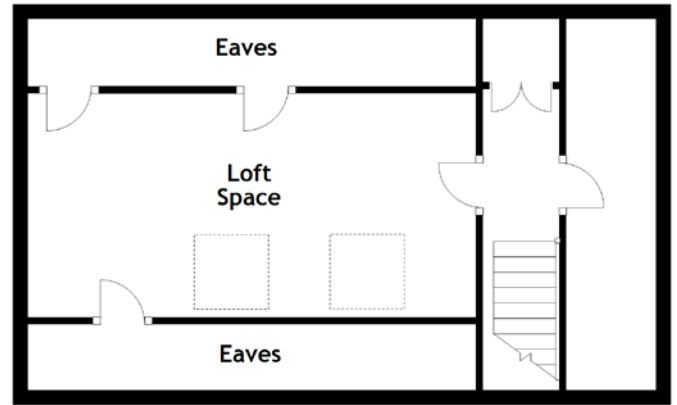
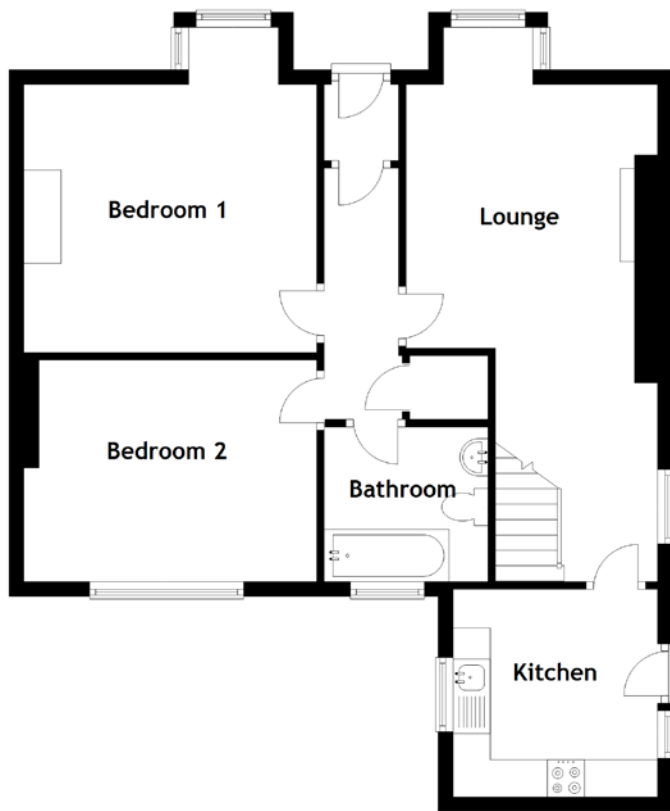
Externally the property has private gardens, with a detached garage to the side of the property. Many an evening will be spent in the garden enjoying the peace and quiet. The property has both gas central heating and double glazing, creating a warm, yet cost-effective way of living all year round.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Loft Space

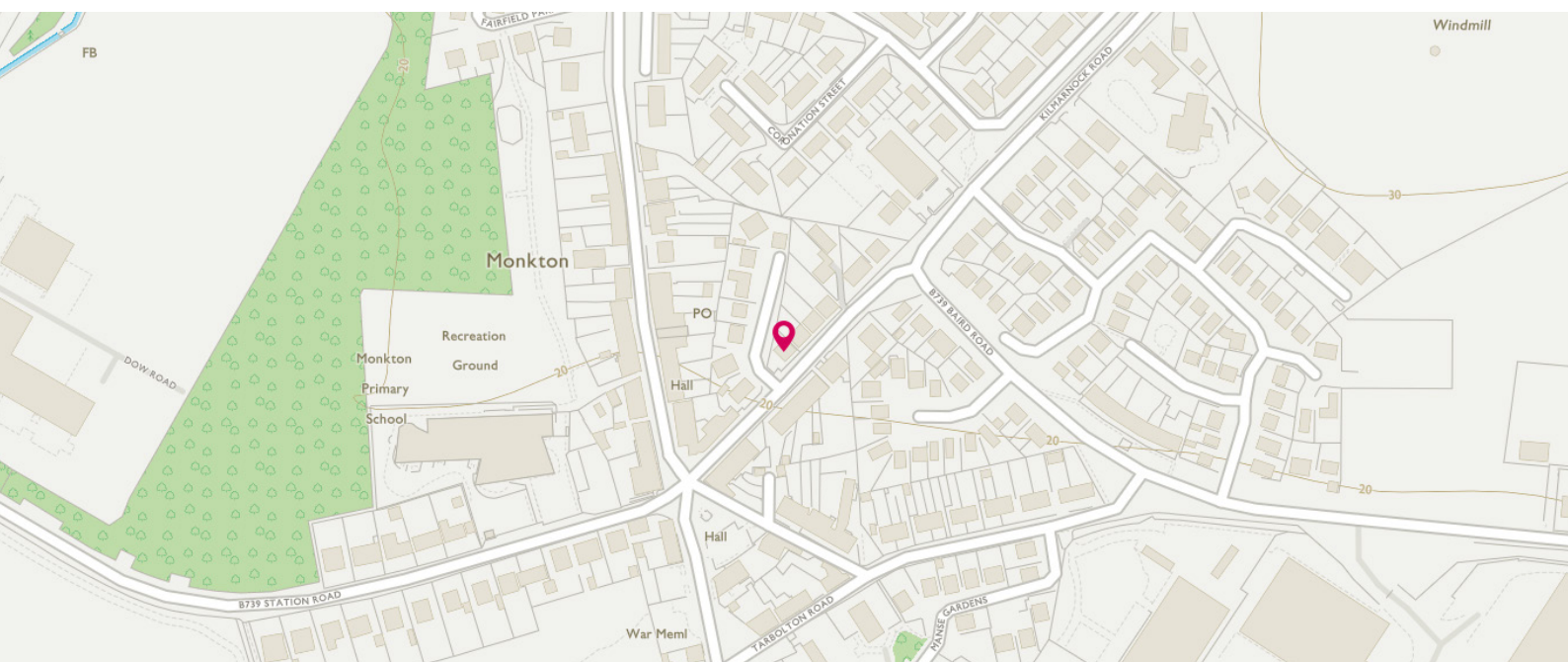
6.02m (19'9") x 3.00m (9'10")

Bedroom 2	3.94m (12'11") x 2.98m (9'9")
Bedroom 1	4.37m (14'4") x 3.94m (12'11")
Bathroom	2.20m (7'3") x 2.08m (6'10")
Lounge	6.73m (22'1") x 4.14m (13'7")
Kitchen	2.79m (9'2") x 2.75m (9')

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





# THE LOCATION

An excellent opportunity to purchase this fantastic detached villa, enjoying a superb location, within the much sought after Ayrshire village of Monkton.







The property is found a short distance from the A77, which allows easy commuting to Ayr, Kilmarnock and Glasgow City Centre, via the M77 Motorway. Located a short distance from Prestwick, the property is also ideally placed to benefit from the many amenities found within Prestwick or, alternatively, within Ayr. There are extensive shopping facilities found in both towns with supermarket shopping also available locally.

Public transport facilities include both bus and rail services within Prestwick. Schooling is also found, locally, at both primary and secondary levels.



**McEwan Fraser Legal**

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**Part  
Exchange  
Available**



Text and description  
**DIANE KERR**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

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