



# ST NICHOLAS PARK

72 ST QUIVOX ROAD, PRESTWICK

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**4 | BEDROOMS**

**2 | BATHROOMS**

**4 | PUBLIC ROOMS**

**A much admired traditional detached villa set in extensive, mature gardens which extend to approximately one acre with sweeping driveway and undulating lawns close to Prestwick town centre.**

St Nicholas Park is a traditional detached villa set back from the road and surrounded by mature garden grounds. Arguably one of Prestwick's most admired homes the property has been lovingly cared for by the current owner and successfully blends modern finishes with period features resulting in a truly wonderful family home. The period features include a wood panelled reception hallway, several fireplaces, cornice work, original doors and skirtings and carved balustrade.

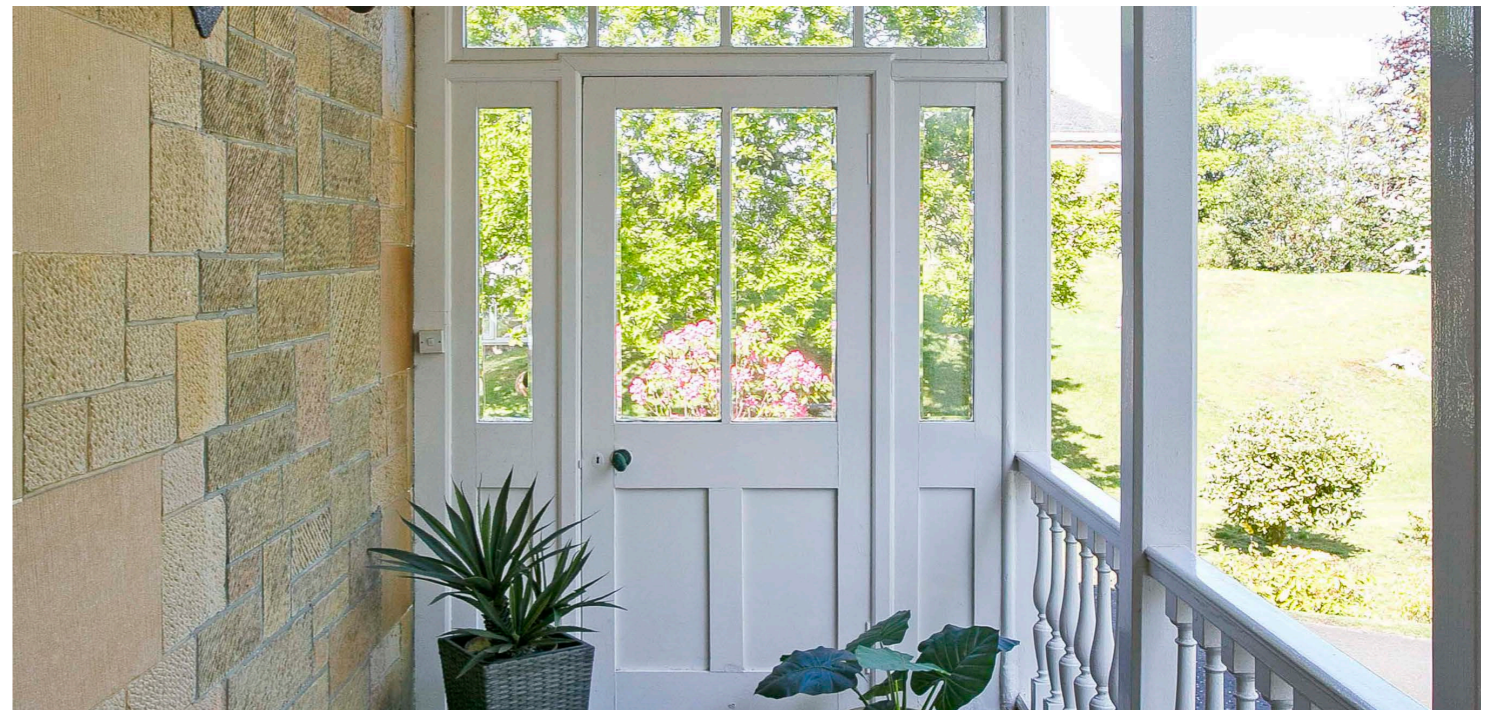
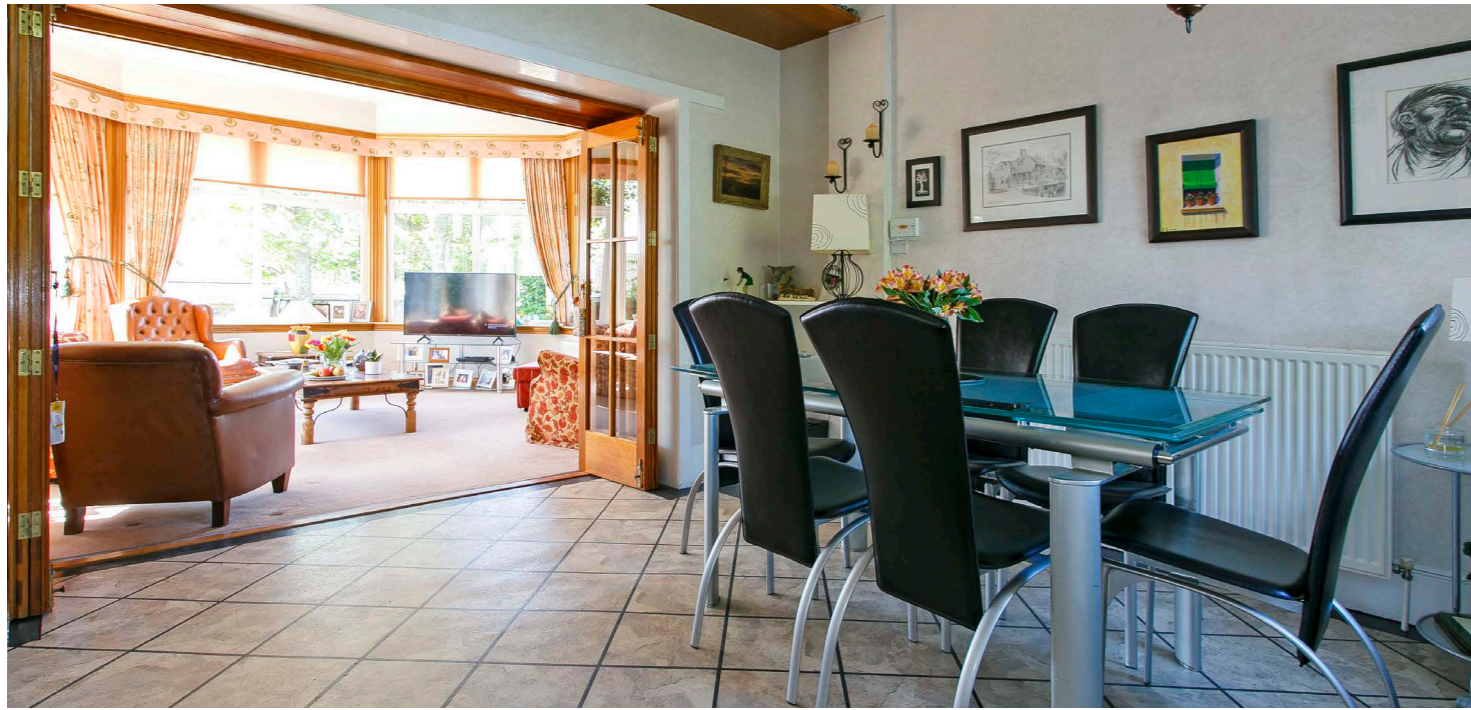
Potential purchasers should note there may be potential to develop the extensive plot and or the outbuildings to create separate dwellings subject to any appropriate consents.

In summary the accommodation extends to, on the ground floor, a covered verandah, broad and welcoming reception hallway, bay windowed formal lounge, dining room, modern fitted kitchen open plan to a dining area, garden room and three piece shower room. Upstairs there are four bedrooms, a three piece bathroom and extensive storage. In addition the property is predominantly double glazed and has gas central heating with a 'Worcester' boiler located in the cellar.

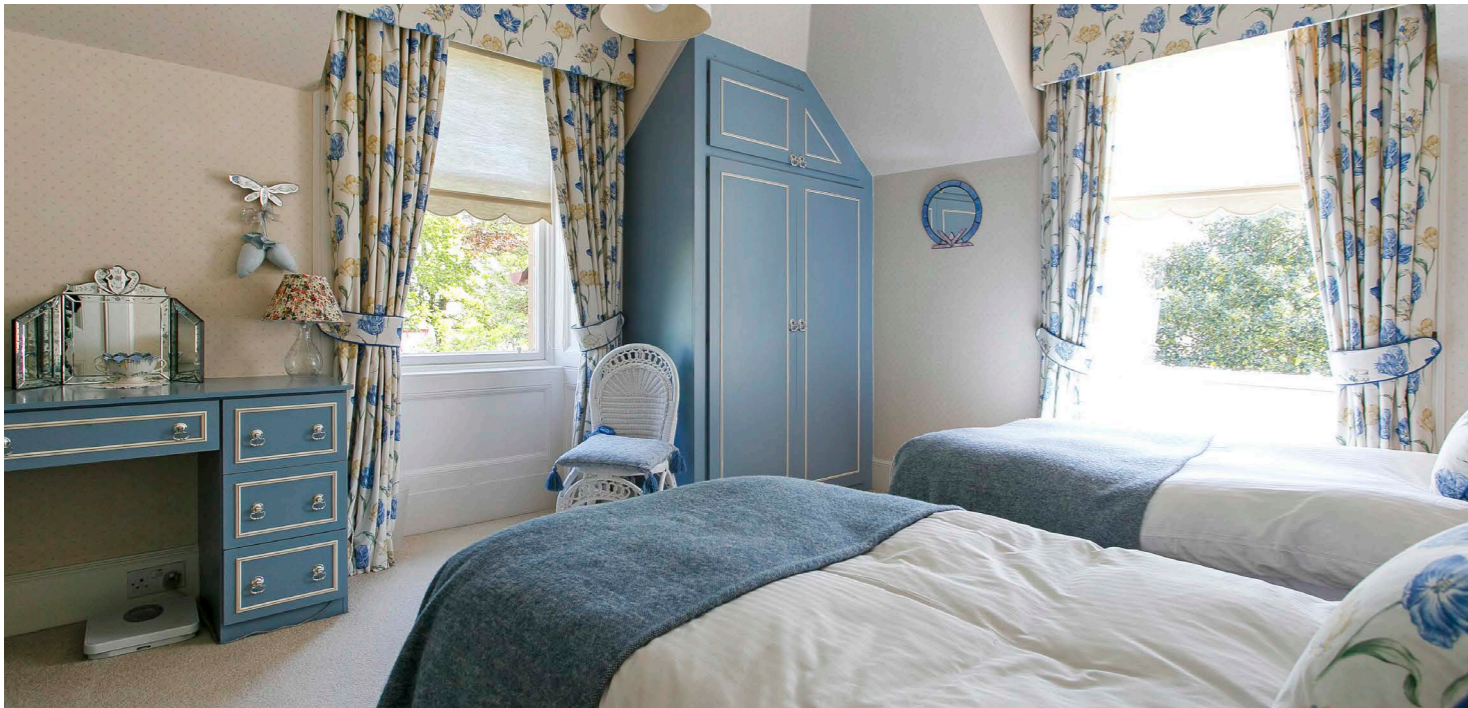
Externally the property is approached via gated entry onto a long driveway providing ample parking. The gardens are predominantly lawned with well stocked shrubbery borders, mature trees, summerhouse (15' x 9'5), car-port and a useful set of outbuildings (measurements on the floorplan). To the side of the house there are stairs to a cellar (10'8 x 6'6) which is currently utilised as a utility room.





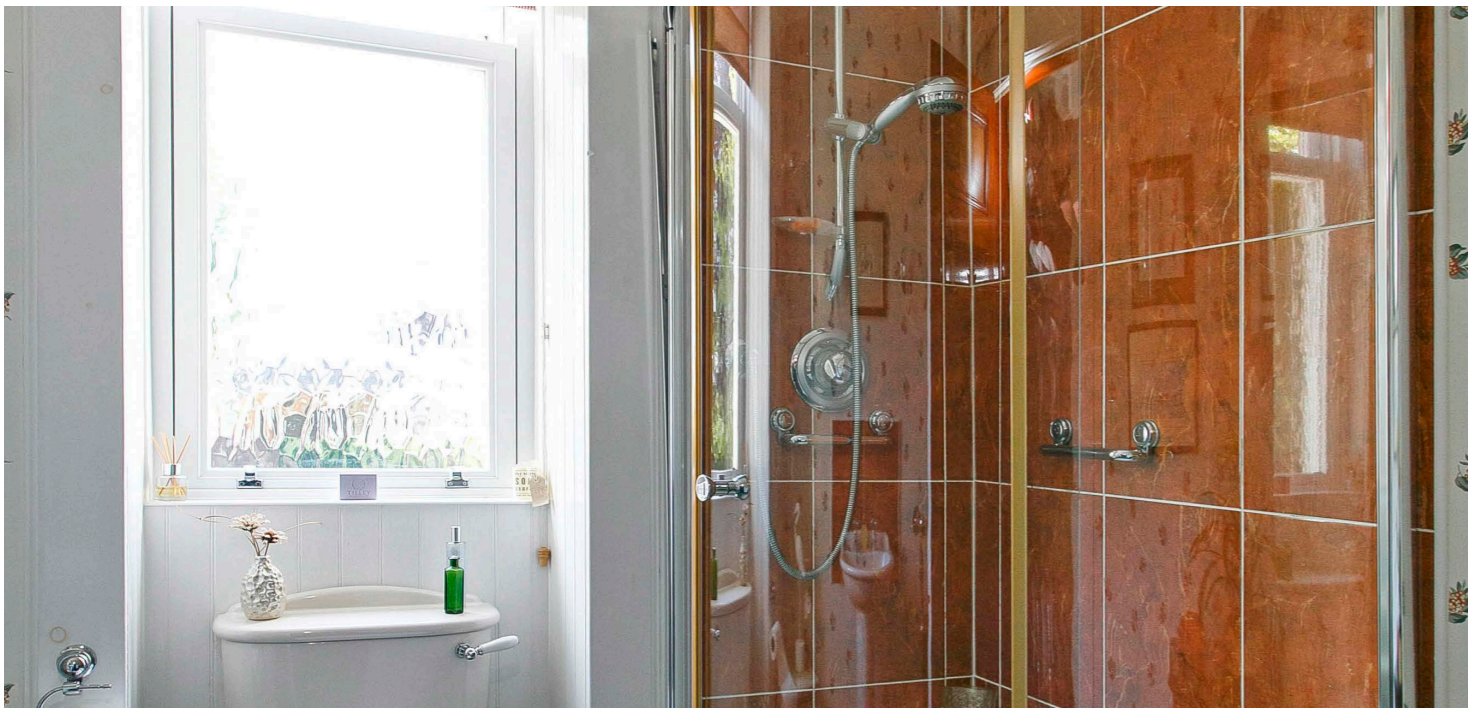


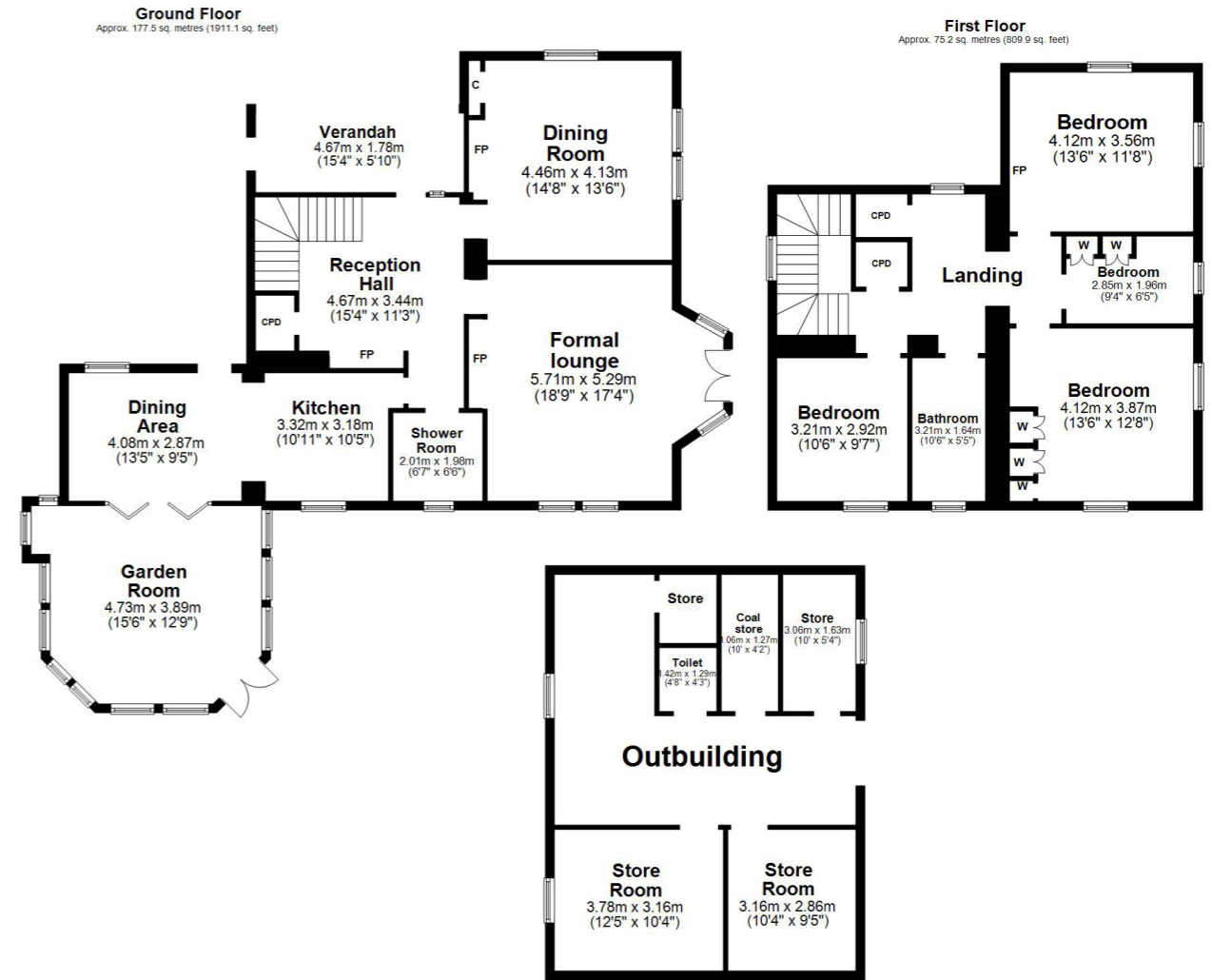
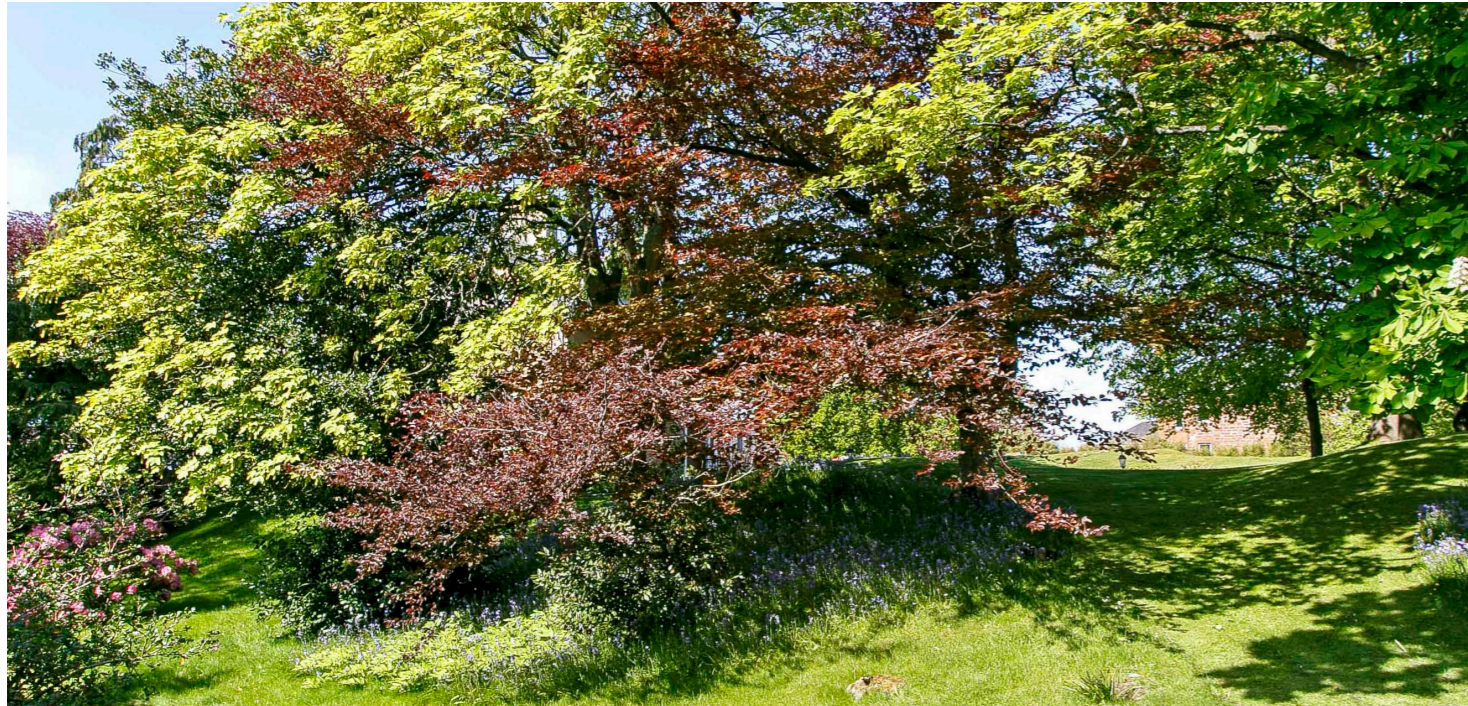












St Quivox Road is a highly sought after residential address due to its close proximity to Prestwick Main Street. The town centre provides a plethora of boutique shops, bars and restaurants while there are excellent road and rail links to Glasgow. Prestwick also provides a comprehensive range of sporting and recreational facilities including golf courses, vibrant sailing club, tennis, cricket and bowling clubs and indoor swimming pool complex.

AY4104 | Sat Nav: 72 St Quivox Road, Prestwick, KA9 1JF

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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