



**43 FAIRWAY VIEW**

PRESTWICK

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#### 4 | BEDROOMS

#### 3 | BATHROOMS

#### 3 | PUBLIC ROOMS

**An outstanding modern detached villa presented in true walk-in condition with west facing landscaped gardens and located in a highly sought after locale within a two house cul-de-sac.**

Number 43 is a modern detached villa perfectly suited to the family market with a stylish layout and an excellent level of fixture and finish throughout. The property enjoys a fantastic position within a quiet cul-de-sac adjacent to St Cuthberts Golf Club and is well placed for local schooling. Particular mention should also be made of the open plan kitchen/dining/family room with double doors to the conservatory, a fantastic space for both relaxing and entertaining.

Features and benefits include a bespoke fitted kitchen with integrated appliances, luxury sanitary ware, gas central heating with an 'Ideal' boiler, quality floor coverings, double glazing, fitted wardrobe/cupboard space in three of the four bedrooms and neutral decoration.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway with two piece cloaks/wc off, front facing formal lounge with three piece bay window and feature fireplace, open plan kitchen/dining/family room, conservatory with doors to the rear garden and useful utility room with access to the double garage. Upstairs there are four good sized bedrooms and a tiled four piece family bathroom. The master bedroom has fitted wardrobes and a tiled three piece en-suite shower room. Bedroom two and three benefit from a Jack 'n' Jill three piece en-suite shower room.

Externally the front garden is laid to lawn with decorative chipped and pebble borders and double block paved driveway culminating in the integral double garage. To the side there is an area of lawn and shrubbery border. The fully enclosed, west facing rear garden has an area of lawn, chipped and shrubbery borders, deck and purpose built stone table and chairs. Included in the sale will be the children's summerhouse and garden shed.

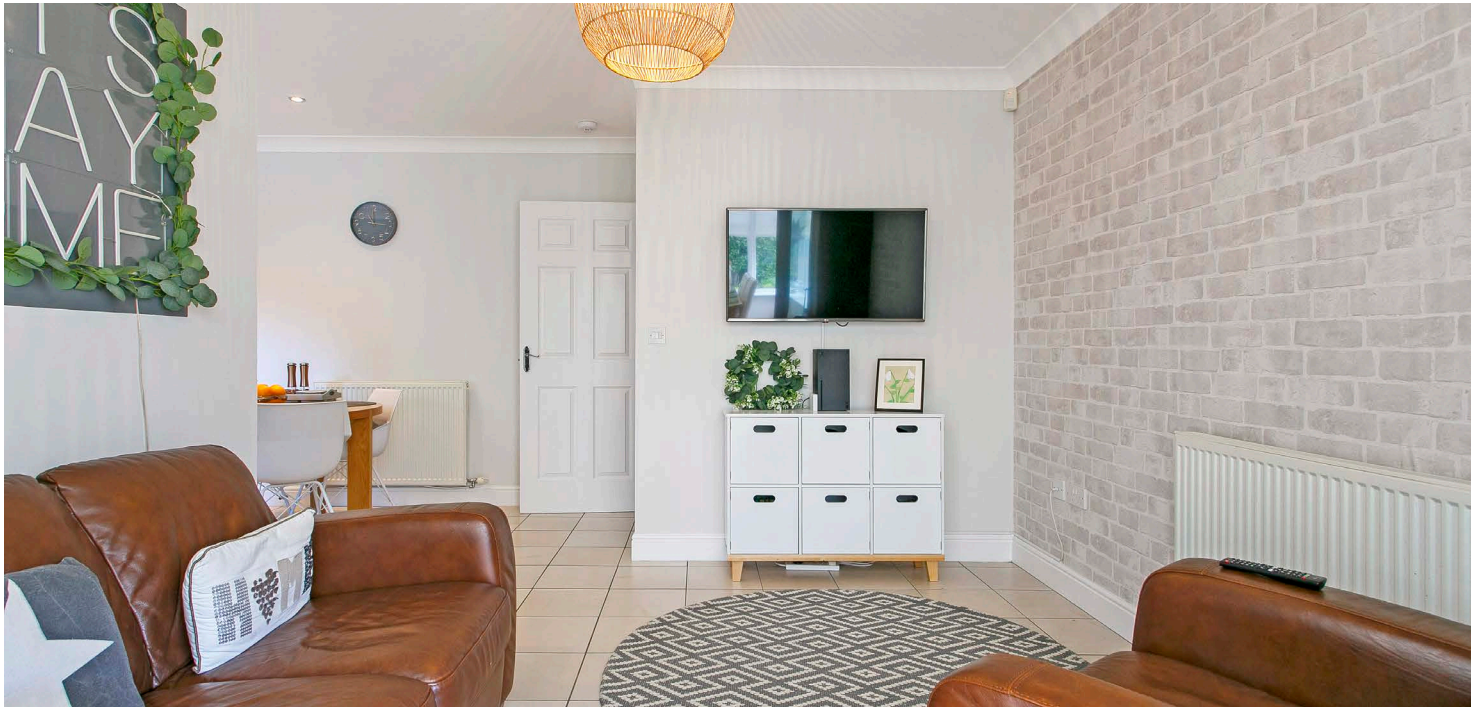
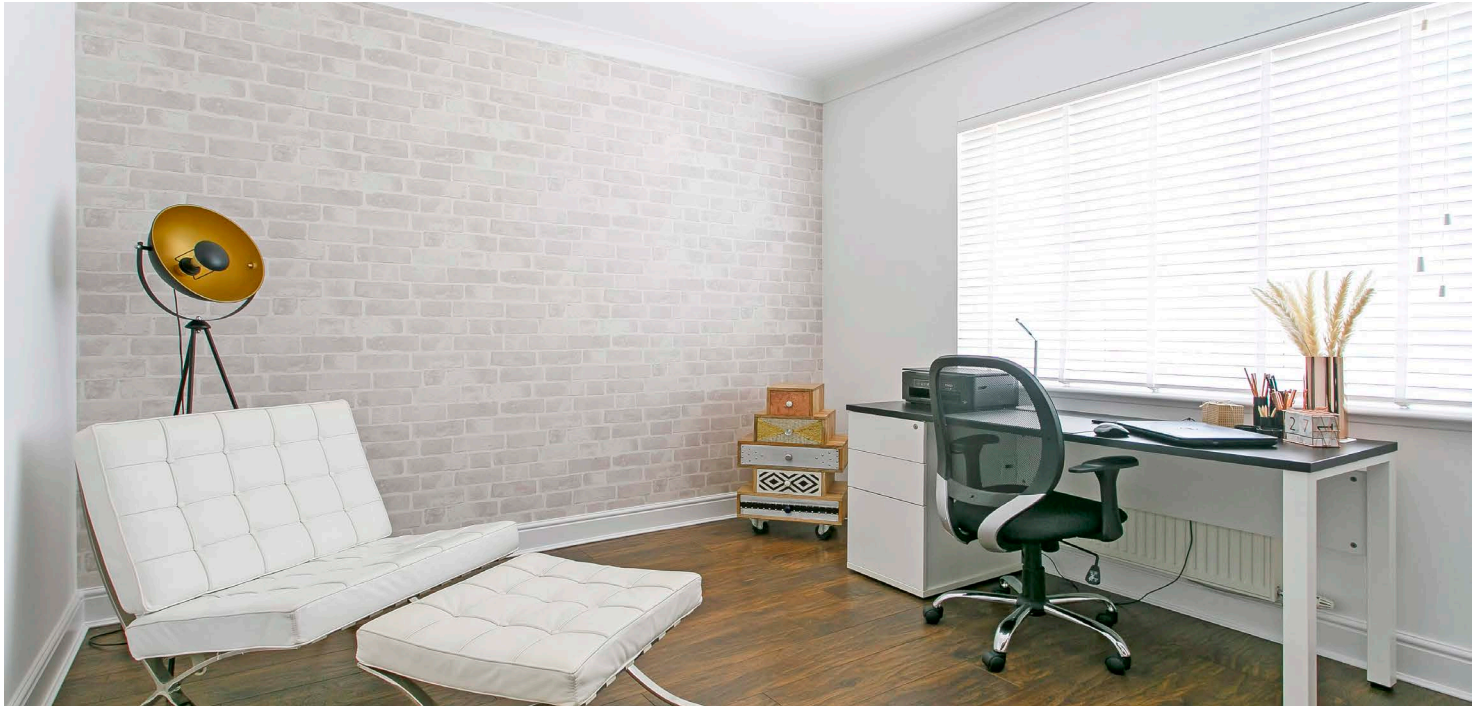








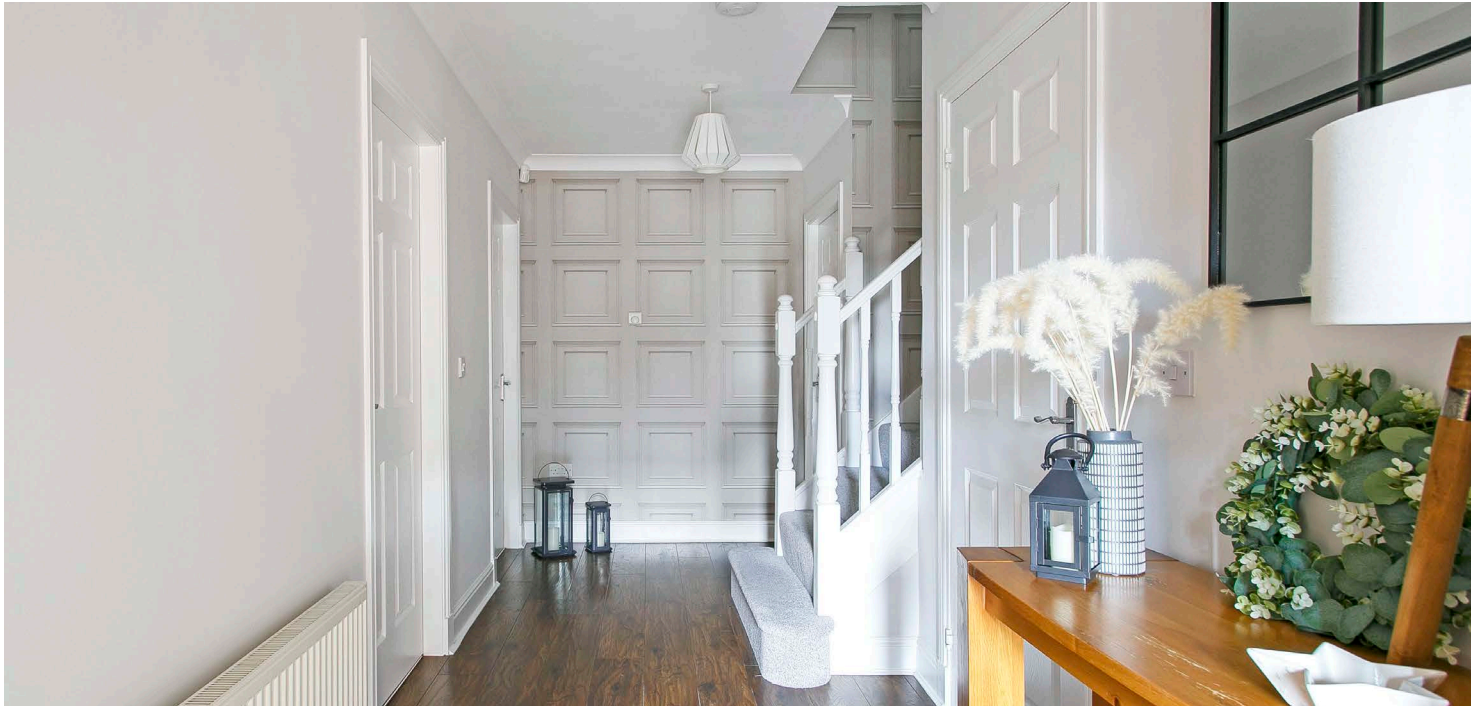








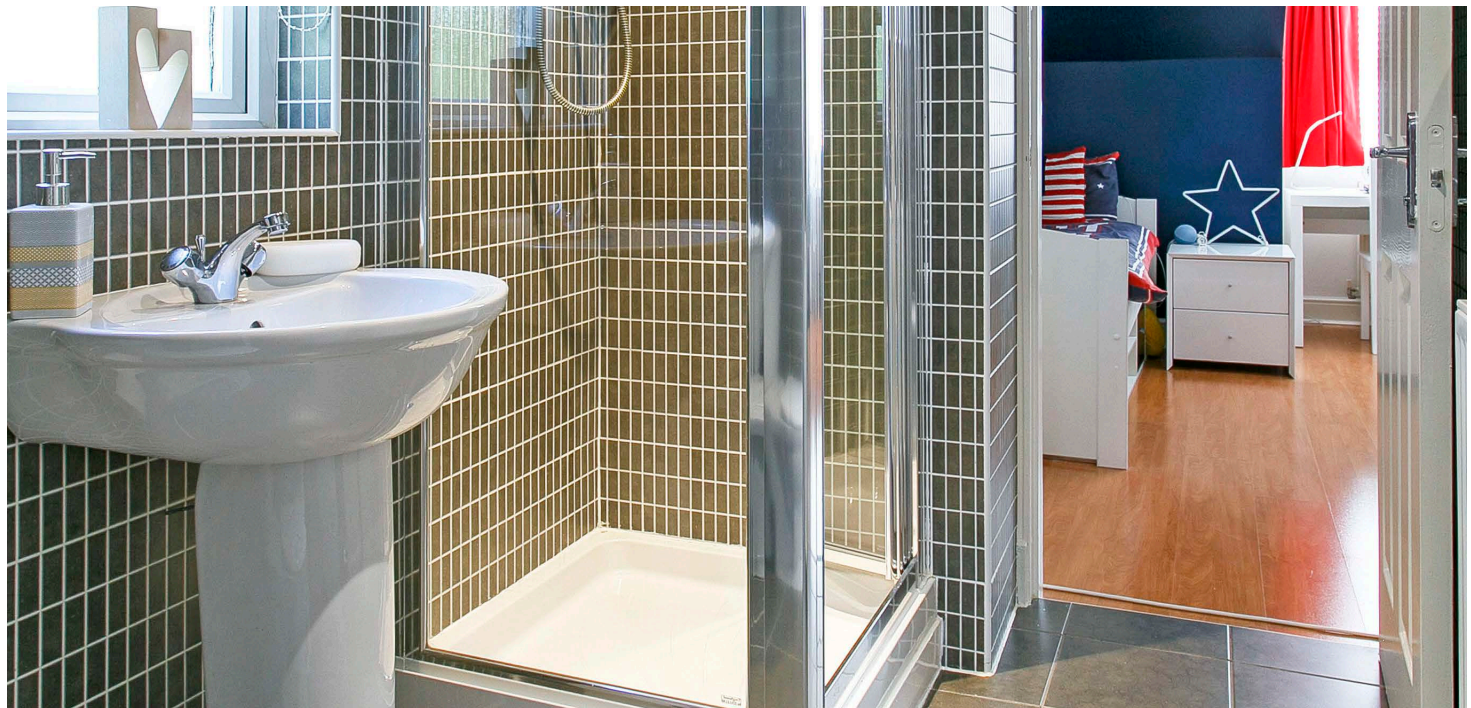
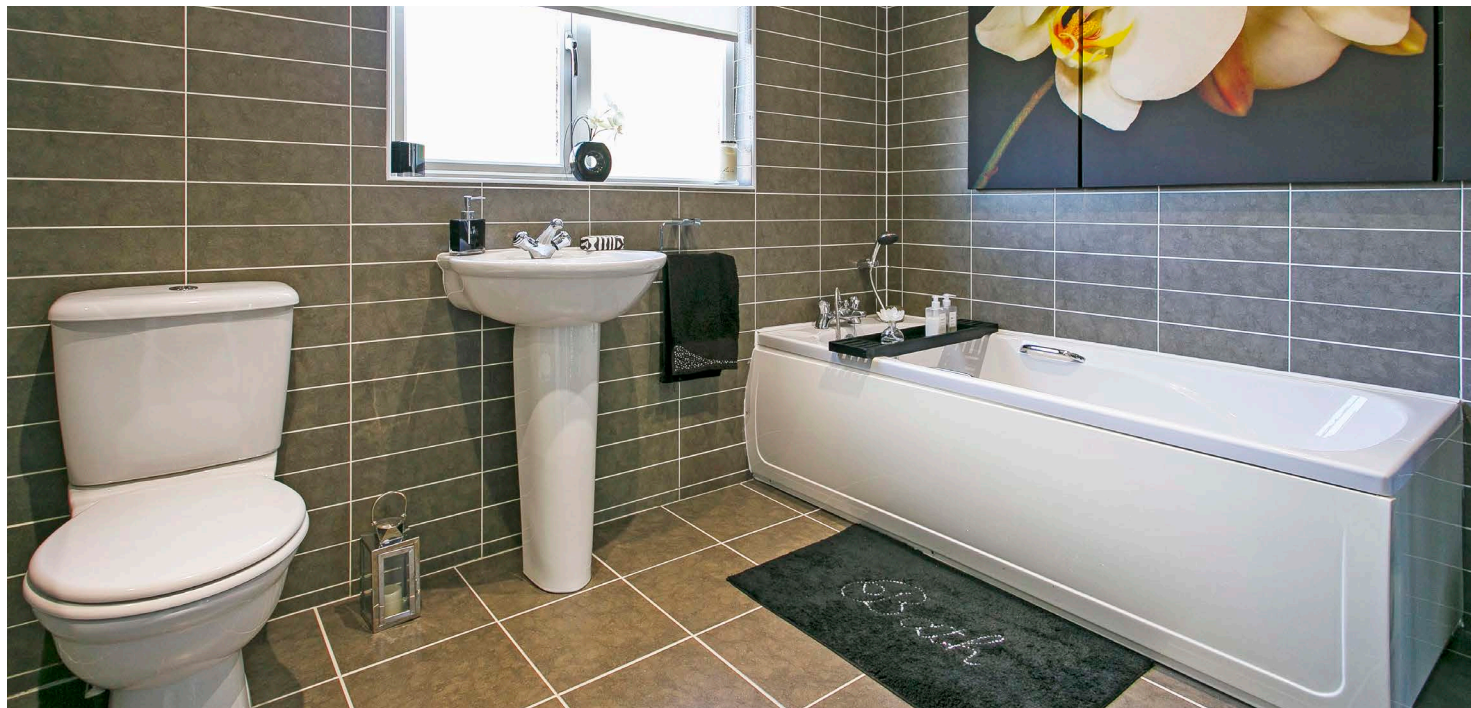
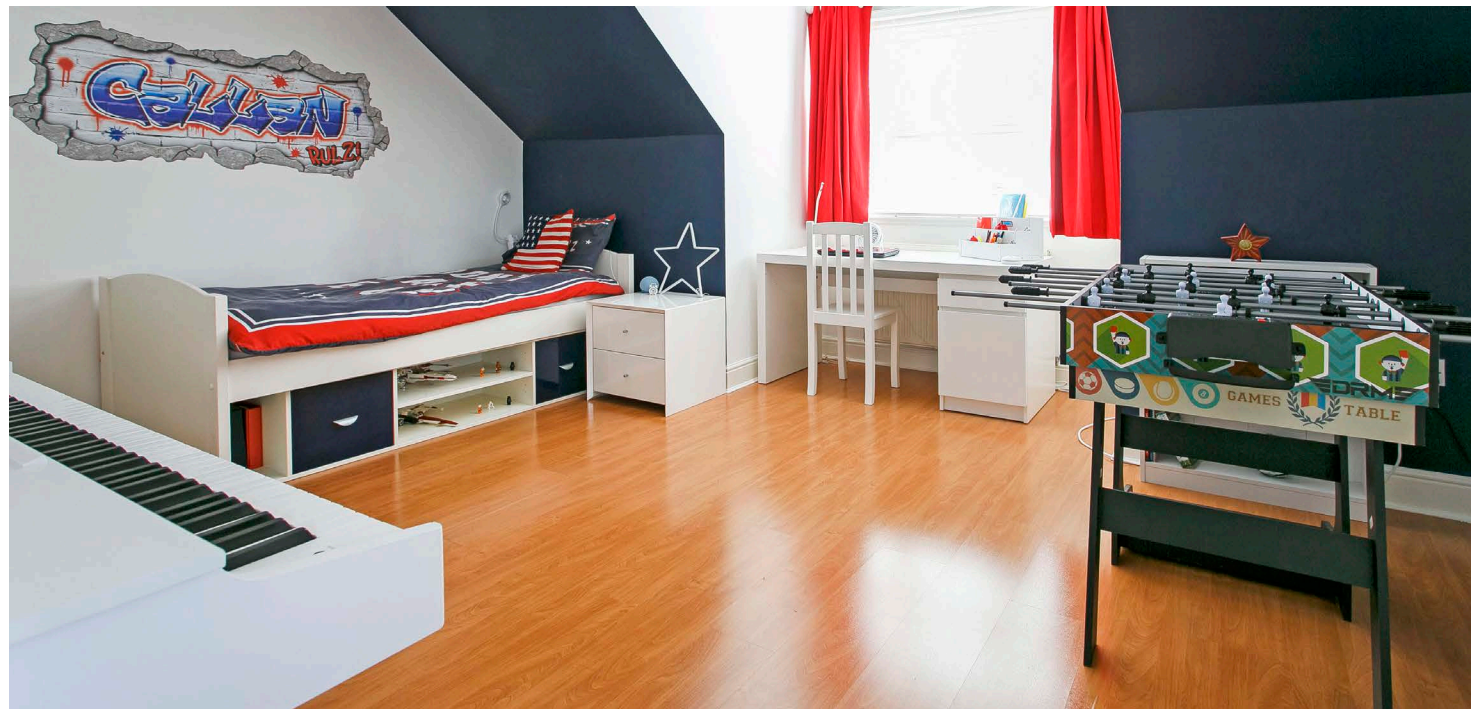
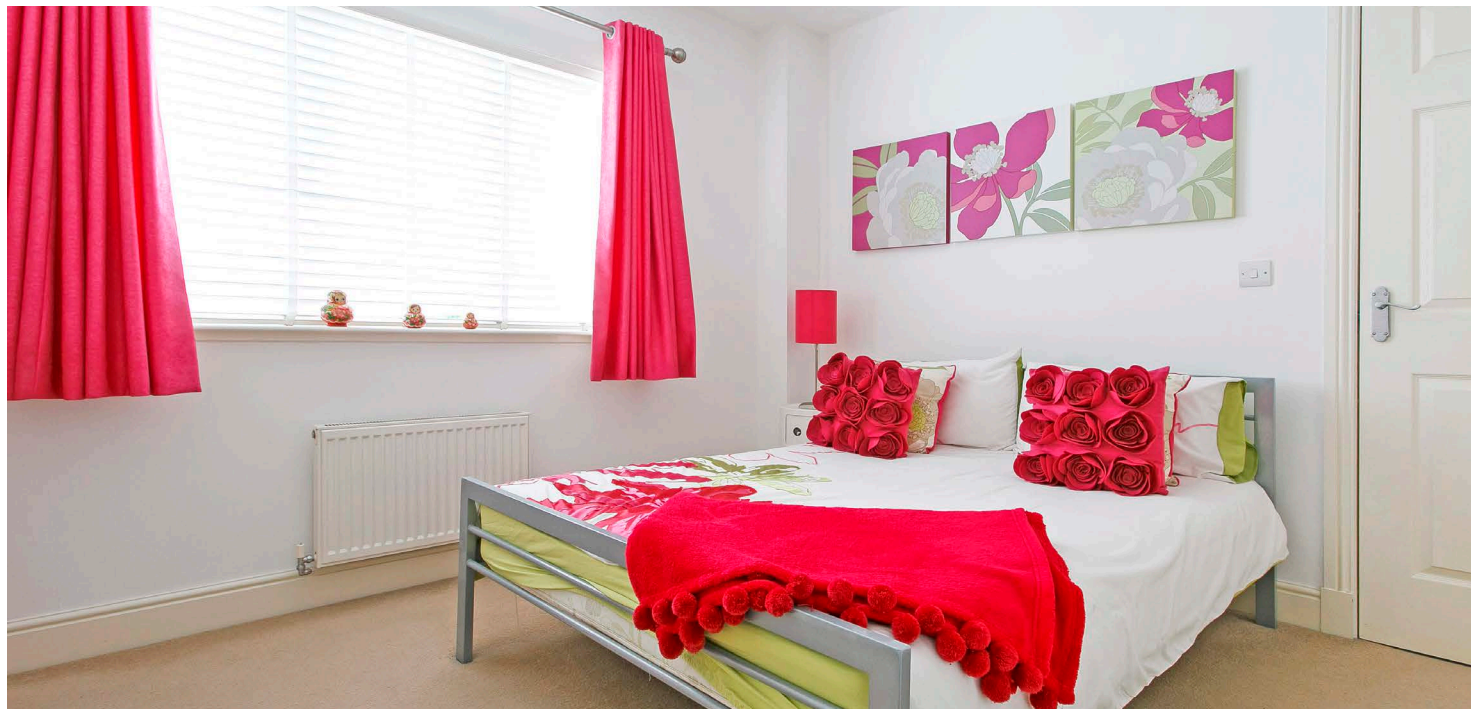




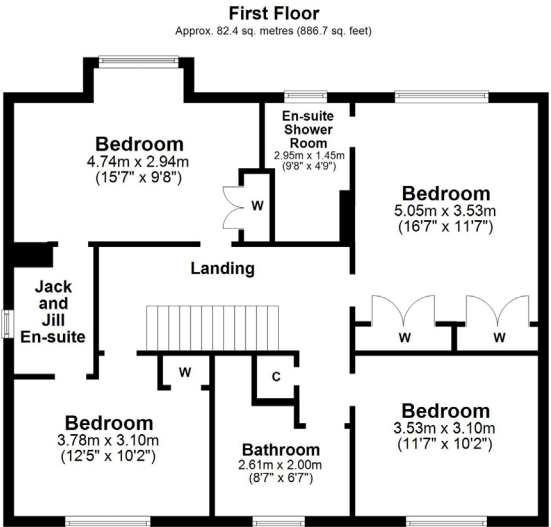
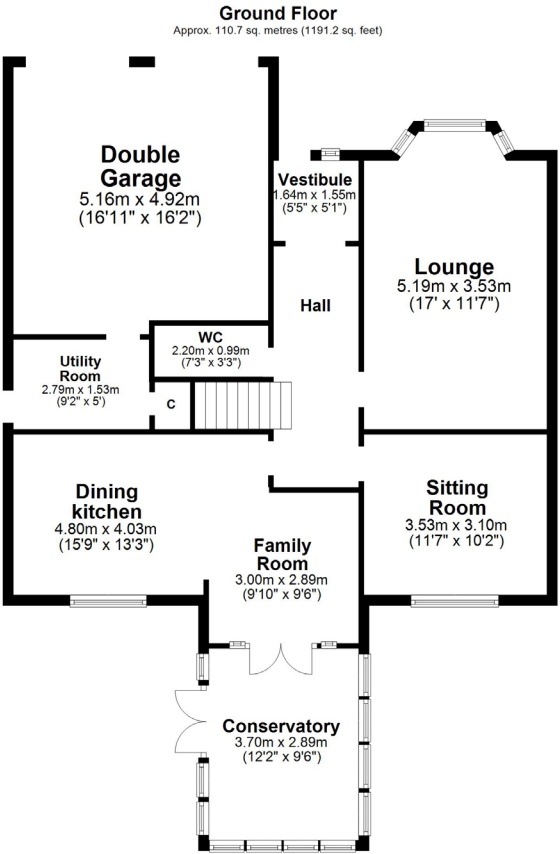












Total area: approx. 193.0 sq. metres (2077.9 sq. feet)

Fairway View is a sought after development of similarly styled villas by Miller Homes located on the edge of Prestwick. There are a range of local amenities including shops and schooling while Prestwick itself provides a bustling centre home to a plethora of boutique shops, restaurants and bars. In addition for the commuter there are excellent road and rail links to Ayr and Glasgow.

**AY4128** | Sat Nav: 43 Fairway View, Prestwick, KA9 2SZ

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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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