



# 12 DOON AVENUE

PRESTWICK

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A deceptively spacious and well presented semi-detached villa within a quiet residential development with westerly facing gardens and garage ideally located adjacent to Heathfield Primary School.**

Number 12 is a rarely available semi-detached villa perfectly positioned within a quiet, residential locale suited to a variety of potential purchasers and particularly the family market. The property enjoys an enviable position on a corner plot with a fully enclosed, westerly facing rear garden.

Internally the property has been upgraded and modernised by the current owner and provides all the conveniences one would expect from a modern home including a fitted kitchen with integrated appliances and fitted breakfast bar, three piece bathroom and quality floor coverings. In addition there are fitted wardrobes in all three bedrooms, gas central heating, double glazing and neutral decoration.

In summary the accommodation extends to, on the ground floor, a broad reception hallway, front facing lounge/dining room, modern fitted kitchen with door onto the rear garden and three piece bathroom. Upstairs there are three double bedrooms. The loft space provides further storage.

Externally the front garden is laid to lawn with shrubbery borders. The fully enclosed rear garden is westerly facing and predominantly laid to lawn with feature deck and shrubbery borders. To the rear there is a detached garage.





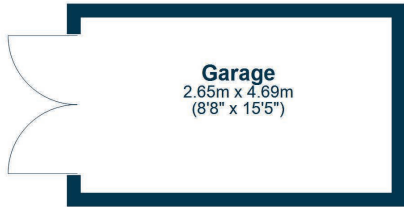
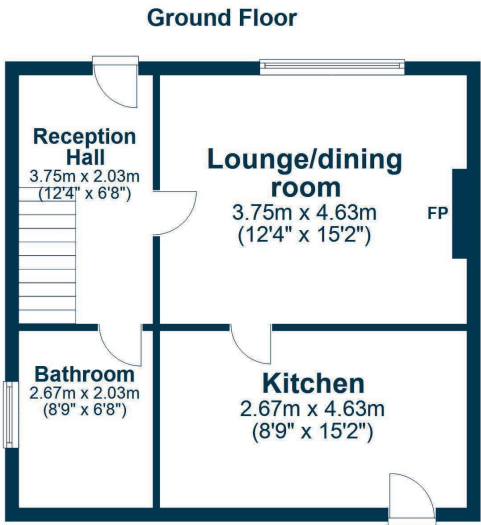












Doon Avenue is a relatively traffic free and popular residential address perfectly placed for both Ayr and Prestwick town centres and the bypass linking to Glasgow. Both Ayr and Prestwick provide a wide range of amenities including supermarket and retail shopping, transport and recreational facilities. In addition there is excellent schooling within close proximity including Heathfield Primary which is within easy walking distance.

**AY5313** | Sat Nav: 12 Doon Avenue, Prestwick, KA9 2AE

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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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