



**9J ST NINIANS ROAD**  
**PRESTWICK**

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

**Stylish, one-bedroom, ground floor apartment with private garden area, private parking, and its own entrance. Located just moments from Prestwick's beachfront, this beautifully presented home offers a spacious open-plan layout, a luxury four-piece bathroom, and a modern kitchen with a suite of integrated appliances.**

Welcome to 9J St Ninians Road, a beautifully appointed ground floor apartment in the highly desirable town of Prestwick, adjacent to Prestwick's St Nicholas Golf Course. This modern and spacious one-bedroom home benefits from its own private entrance and designated parking space: conveniently the first bay on the right as you approach the courtyard.

Step inside and you'll find a beautifully presented home filled with natural light. From the reception hallway, the property opens into a generous lounge, kitchen, and dining area, featuring French doors that lead out to a charming, private garden exclusive to the property. This compact outdoor space has shrubs, a small lawn, patio slabs, and the potential to be fenced or railed off for added privacy. To the rear there are communal gardens and a drying area. The kitchen is fitted with integrated appliances including a dishwasher, a washing machine, a fridge/freezer, an induction hob, an oven, and a cooker hood, making it a functional space to cook and entertain.

To the rear, a double bedroom offers plenty of space and natural light, while the bathroom delivers a touch of luxury with a four-piece suite, including a separate walk-in shower, a bath, and Porcelanosa fittings throughout. There is also excellent storage via two store cupboards off the reception hallway.

This well-balanced home is ideal for professionals, downsizers, or those seeking a coastal retreat/holiday home with a modern finish.









#### Ground Floor



9J St Ninians Road is superbly located in the vibrant town of Prestwick, known for its friendly community, charming high street, and stunning beach just minutes away from your doorstep. Golf lovers will be spoiled for choice, with Prestwick Golf Club, home of the first Open Championship, nearby, and several other top-class courses including St Nicholas and St Cuthbert Golf Clubs.

Nearby supermarkets include Sainsbury's, Aldi, and Tesco Express. Excellent transport links via Prestwick train station and local bus routes provide easy access to Ayr, Glasgow, and beyond. Whether you're taking a morning stroll along the beach or teeing off on a championship course, this location offers the very best of coastal living.

**AY5340** | Sat Nav: 9J St Ninians Road, Prestwick, KA9 1SL

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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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Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

**Tel:** 01292 880 888

**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)