



45 MARINA ROAD
PRESTWICK

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9 | BEDROOMS 7 | BATHROOMS 3 | PUBLIC ROOMS

A traditional detached family villa, nestled along one of Prestwick's most sought-after addresses, just a short walk from the seafront, with a significant amount of additional rented accommodation and an incredible plot that would lend itself to further development.

Marina Road is adjacent to Prestwick shore and just a short walk to the bustling town centre, numerous golf courses, bus links and the railway station for travel to Glasgow and beyond. Number 45 is an immediately impressive detached period home, dating to around 1890, that in itself offers accommodation across seven flexible apartments, with a large en suite off the main downstairs bedroom, an additional shower room and a blend of traditional features and modern fittings. This fantastic home also has an attached annex with its own access, with an open plan lounge/ bedroom, kitchen and shower room, and a further four rooms with en suite facilities at the rear, which have been upgraded from their former use as part of the original hotel. These rooms provide an income for the current owners and form part of a successful business that could be continued by any potential buyer. However, the property sits on one of the largest plots at the centre of popular seaside town of Prestwick and, subject to the normal planning consents, could be utilised for further development. This substantial plot and gorgeous home offers a range of potential uses for a wide array of prospective purchasers and early viewing is essential to fully appreciate all of the aforementioned opportunities.

In more detail, the internal accommodation extends to an entrance vestibule in the main house, leading to a welcoming hallway that is open plan into the formal bay-windowed lounge, a downstairs home cinema room that could also be utilised as a fifth bedroom, a master bedroom suite with a French door to the rear garden, access to under stairs storage and an incredible en suite bathroom, with fitted wardrobe space. An archway from the lounge leads through to a dining room and then a large kitchen. There is a rear hallway with a pantry, a door to the rear garden, access into the additional accommodation and a large utility room, which has a doorway into the annex. On the upper floor of the main house is a large bedroom extending from the front to the rear of the property, a shower room suite and two further double bedrooms.

The annex has its own separate entrance at the side to an inner hallway (with access to the main house via the utility room) a shower room suite and an open plan lounge/ bedroom area stepping down into a fitted kitchen. The further accommodation has its own access into a long hallway with access into the four rooms. Each room has a fitted kitchenette and an en suite shower room.

Externally the gardens surround the property, with a charming front garden area and a sweeping driveway, laid with aggregate, that extends along the side of the house to the rear. There is a brick outbuilding, paved areas, lawn and mature trees that extend across the significant plot.

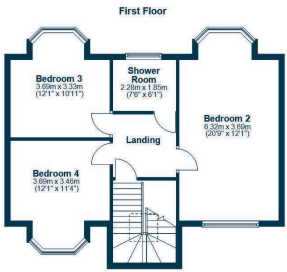
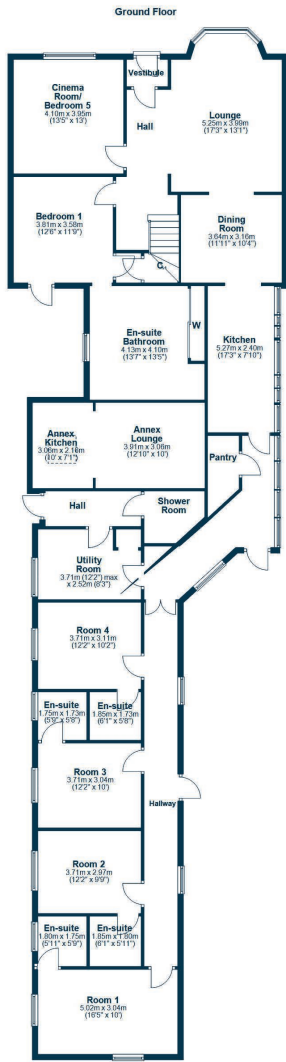












Prestwick is a popular seaside town with a comprehensive range of amenities, including schools, shops, restaurants and bars, the train station within walking distance with other transport links to Glasgow and beyond, supermarkets, Prestwick International Airport and leisure facilities. There are first class golf courses nearby, including Prestwick Golf Club, St Ninians Golf Course, the famous Royal Troon and Trump Turnberry along the coast.

AY5378 | Sat Nav: 45 Marina Road, Prestwick, KA9 1QZ

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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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