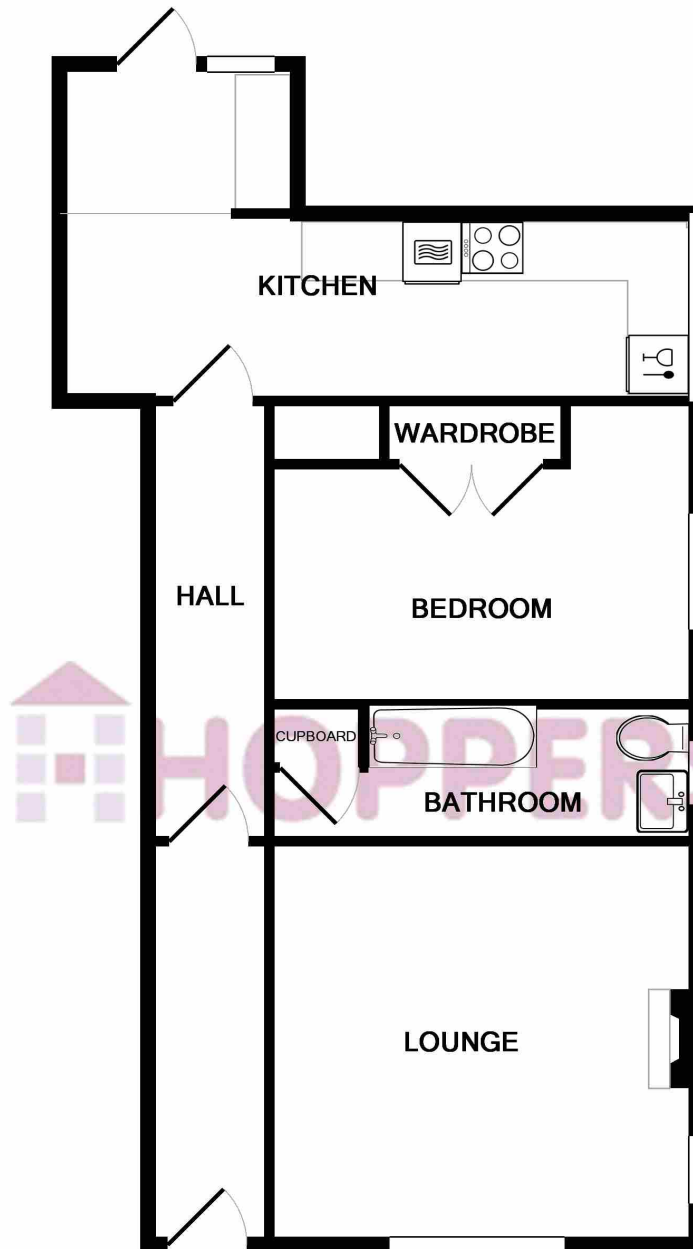




An immaculately presented ground floor 1 bed flat. With it's own front & back doors the property comprises lounge, kitchen, double bedroom & bathroom. With Sth facing rear garden & allocated parking.



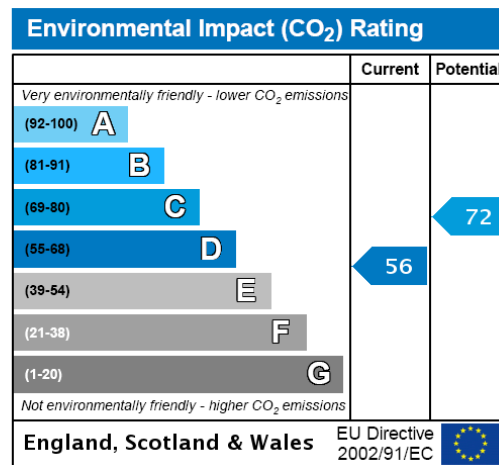
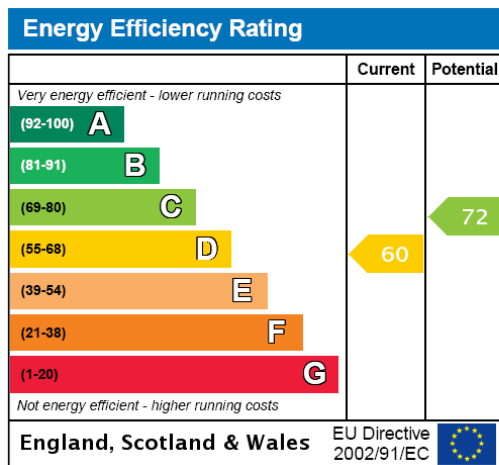


TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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22 Kilmarnock Road, Monkton, KA9 2RJ

Hoppers Estate Agency are delighted to market this immaculate ground floor flat in Monkton. With it's own front and back doors, this beautifully renovated property is in walk-in condition, and viewings are highly recommended.

Comprising lounge, kitchen, bathroom and double bedroom, with South facing rear garden and allocated parking space.

No. 22 Kilmarnock Road is located close to Monkton Main Street and only a short distance from Prestwick. There are good public transport links nearby and easy access into Prestwick, Ayr, Glasgow and beyond. The property is ideally placed for those needing a central base for work in surrounding areas, those looking for ground level accommodation, or for first time buyers looking for a property in turn-key condition.

The property itself has recently been fully renovated and boasts new boiler (Vokera condensing boiler - less than 2 years old), floor and wall insulation throughout, new GCH, as well as immaculate fitted kitchen, bathroom and decor throughout. With high ceilings and attractive cornicing, the current owners have maintained the original features whilst modernising the property throughout. A long welcoming hallway is ahead on entry with wooden flooring and neutral decor, to the right is a spacious lounge with front and side facing windows and attractive fireplace ahead. Next to the lounge lies the modern bathroom, with bright neutral decor, partially tiled walls and white suite comprising bath, toilet and wash-hand basin. The bedroom is a good sized double, with wooden flooring and light walls, and benefits from fitted wardrobe. The newly fitted kitchen is modern and bright, with large south facing window. L-shaped units offer good storage and worktop space, and there is an integrated Bosch double oven and hob.

#### EXTERIOR

The property benefits from a private, South facing rear garden. Mainly laid to lawn with 2 sheds providing excellent storage. At the rear of the property is a parking area with allocated parking space.

#### DIMENSIONS

Lounge: 13'3x12'7 approx.

Kitchen: 19'0x5'10 (10'2 from entrance to back door) approx.

Bedroom: 13'3x7'11 approx.

Bathroom: 13'3x4'3 approx.

Hall: 3'10x29'0 approx.

#### INCLUDED IN SALE

All window blinds, floor coverings and light fittings.

HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX

Tel: 01292477788

E-mail: [hopperleads@aol.com](mailto:hopperleads@aol.com)





#### NEGOTIABLE EXTRAS

Some white goods and furnishings may be available. To be discussed.

#### VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788.

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