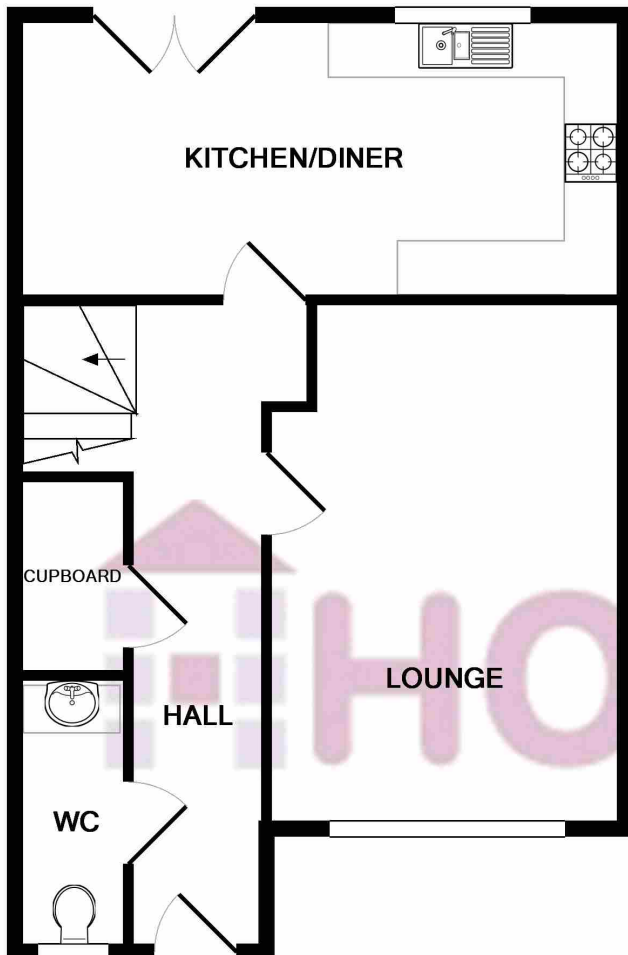


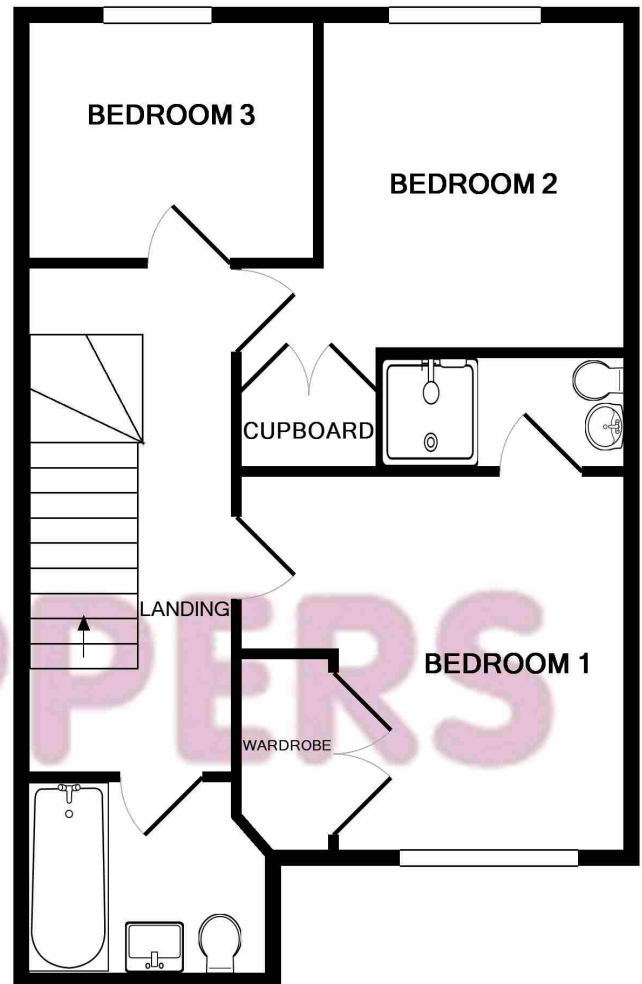


An immaculately presented 3 bed semi villa in Monkton. In true walk-in condition, comprising lounge, dining kitchen, WC, bathroom & 3 bedrooms - one with en-suite shower room. With front & rear gardens & off street parking. Viewings highly advised.





GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)



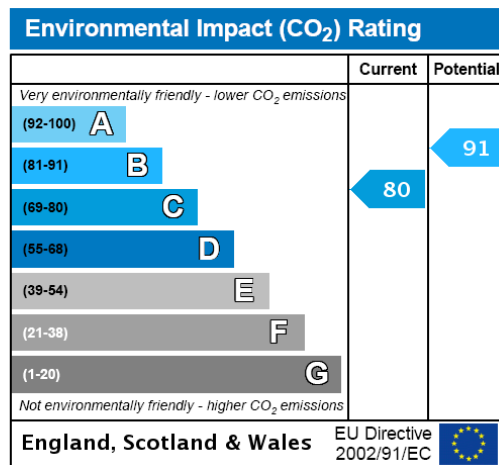
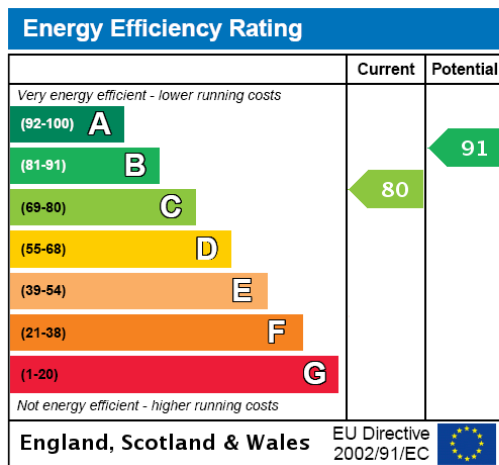
1ST FLOOR
APPROX. FLOOR
AREA 504 SQ.FT.
(46.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 991 SQ.FT. (92.0 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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23 Manse Gardens, Monkton, KA9 2TT

Hoppers Estate Agency are delighted to market this immaculate semi detached villa in a beautifully kept development in the village of Monkton. The property is presented in true walk-in condition with modern, stylish decor throughout. This ideal family home extends to ground and first floors, lounge, kitchen-diner, downstairs WC, family bathroom and 3 bedrooms - 1 ensuite. With front and rear gardens, off street parking, DG and GCH. Viewings are highly advised to appreciate this wonderful home.

Accommodation throughout is generous, with a bright, welcoming hallway on entry with modern WC and good sized understair cupboard to the left. To the right lies the spacious lounge, with wooden flooring and neutral paintwork and a large front facing window brightening the room. To the rear of the lounge is the modern dining-kitchen; ample wall and base units with high gloss fronts and wood effect tops offer a good amount storage and worktop space, with integrated gas hob, oven and hood. There is room for family dining to the left as well as French door access to the rear garden.

Upstairs is an attractive family bathroom; with modern white suite comprising toilet, wash-hand basin and bath. Bedroom 1 is a spacious double room, front facing with carpeted flooring and light walls; this room also benefits from a modern en-suite shower room and fitted storage. Bedroom 2 is also double sized, again with carpeted flooring, attractive decor and fitted storage. The third bedroom is single sized, and is currently in use as a study/dressing room.

The exterior of the property is well presented and low maintenance. The front garden is fully laid to white chipping stones with a driveway to the side and gate leading to rear garden. The rear garden is fully enclosed with a large area of artificial grass. There is a paved area at the back of the house which is ideal for outdoor dining and entertaining.

The village of Monkton is easily accessible from Prestwick, Ayr, Glasgow and beyond. There is a frequent bus service and regular trains at Prestwick Airport station. There are some local amenities within the village, as well as parks and recreational spaces and a good local Primary School. Within a few minutes drive is Prestwick Main Street which boasts a large number of independent shops, restaurants, bars and supermarkets.

DIMENSIONS

Lounge: 10'10x16'1 approx.

Dining Kitchen: 18'6x8'8 approx.

WC: 3'6x7'10 approx.

Bathroom: 8'0x6'2 approx.

Bedroom 1: 9'8x11'11 approx.

HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX

Tel: 01292477788

E-mail: hopperleads@aol.com



Bedroom 2: 9'8x10'10 approx.

Bedroom 3: 8'8x7'10 approx.

INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

VIEWINGS

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

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