

Kilmarnock Road MONKTON, KA9

In the region of £110,000



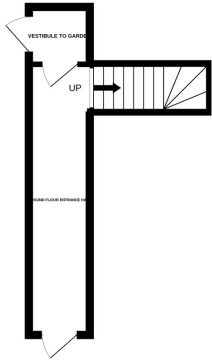
Beautifully presented 3 bedroom 1st floor flat. Large lounge, kitchen, 3 bedrooms, shower room & large loft room. Private entrance, South facing rear garden. In true walk-in condition.



HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
Tel: 01292477788
E-mail: hopperleads@aol.com



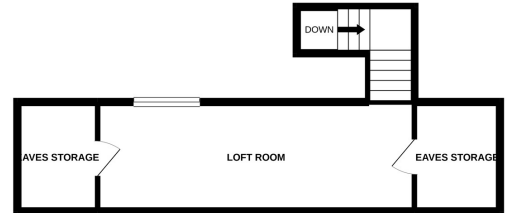
GROUND FLOOR ENTRANCE
131 sq.ft. (12.1 sq.m.) approx.



FIRST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



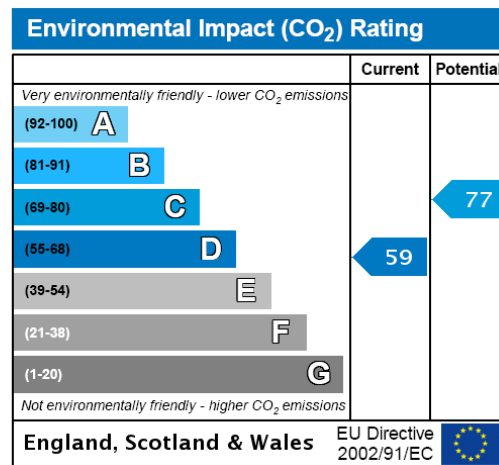
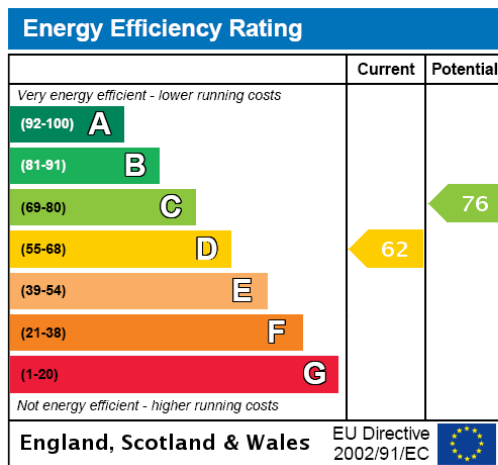
LOFT
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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2 Kilmarnock Road, Monkton, KA9 2RJ

Hoppers Estate Agency is delighted to market this beautifully presented first floor flat in the village of Monkton. Presented in true walk-in condition, with bright lounge, kitchen, shower room, 3 bedrooms, loft room and private rear garden. With GCH and double glazing throughout.

We anticipate this property will appeal to a range of buyers; those looking for their first home, families with children at school in the area, buy-to-let investors, or simply those looking for a central base in this lovely village.

Monkton is a well-kept village just outside Prestwick; it boasts a highly regarded primary school, has a local shop and post office; all of which are within minutes walking distance from the property. Prestwick is a 5-minute drive away, with an abundance of independent shops, restaurants and bars, as well as the beach. There is a train station located at the airport, or in Prestwick, for quick and easy access into Glasgow and surrounding. The area is excellent for commuters; the A77 is quickly accessible from the property, with the drive to Glasgow taking around 40 minutes.

With its own private entrance door, this feels more of a house than a flat; with a welcoming entrance ground hallway, also leading to the rear garden. On the first floor is a bright hall with lounge to the left; the lounge is spacious, with pleasant, neutral decor and dual aspects. There is room for dining in the lounge also, this area is currently set up as a home office but would fit a family dining table. The kitchen is of a good size, with modern wooden wall and base units providing good storage and worktop space, as well as integrated 5-ring gas hob, dishwasher, fridge-freezer and oven. There are 3 bedrooms in the property; the master is a large bright double room, bedroom 2 is a spacious double, while bedroom 3 is a single sized room, also ideally sized as an office or nursery. All 3 rooms have bright, neutral decor and laminate flooring. The shower room is of a good size with modern suite and wet wall panelling. There is a staircase leading to the spacious attic room, which has a ceiling height of approx 5'8. The space is large with un-floored eaves storage access at either side; it provides excellent storage, but also with full conversion could work as a home-office for those working from office, or a playroom or chill-out room for older children.

The property benefits from a private rear garden; a large, South facing space with excellent development potential. The area currently contains a lawn and large patio, it is fully enclosed so ideal for this with children and/or pets.

DIMENSIONS

Lounge: (L-shaped) 15'9x19'4 approx at longest and widest points.



Kitchen: 8'6x8'1 approx.
Bedroom 1: 16'8x11'5 approx.
Bedroom 2: 16'8x7'5 approx.
Bedroom 3: 8'0x7'5 approx.
Shower Room: 5'2x6'6 approx.
Loft Room: 7'4x22'8 approx (excl. eaves storage)

VIEWINGS

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

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