

# stonefield

ESTATE AGENTS



## Monkton

6 Riggfield Way, Monkton, South Ayrshire, KA9 2FQ





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Stonefield Estate Agents are delighted to showcase 6 Riggfield Way - A truly outstanding four bedroom modern detached villa with driveway, integral garage and beautiful landscaped gardens occupying a preferred corner plot with open outlook nestled within the popular Fairfield's development in Monkton. Constructed by highly renowned builders Persimmon Homes, the "Leith" model offers spacious and flexible family accommodation over two levels with the design irresistibly modern throughout utilising natural light and a superb 17ft open plan dining kitchen with French doors leading onto the landscaped rear gardens.

In summary, the property comprises; welcoming entrance hall, bright and spacious lounge while the heart of the home lies within the stunning open plan modern dining kitchen with integrated appliances, dining area adjacent and French doors seamlessly connecting the interior with the exterior. Additionally, there is a separate utility and cloakroom with WC which completes the ground floor accommodation. Stairs ascend from the hall to the first floor which reveals four spacious double bedrooms, master with integrated wardrobes and modern en-suite shower room plus there is a separate family bathroom with bath and shower over. Bedroom three and four also benefit from integrated wardrobes. From the front two bedrooms there is also partial sea views in the distance over the Firth of Clyde towards the outline of the majestic Isle of Arran. Ensuring comfort all year round, the property is equipped with gas central heating, double glazing, solar panels and high quality floor coverings throughout.

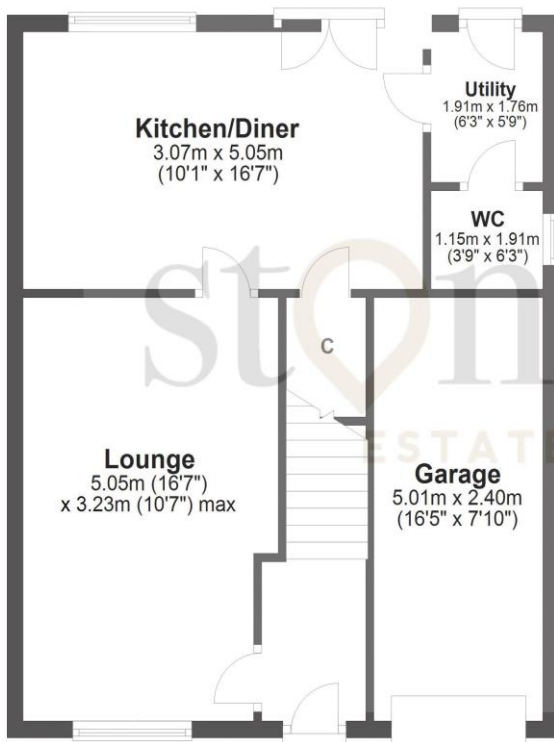
Externally there is a large chipped driveway providing secure off street parking which leads to an integral garage with light, power and up and over door. Further enhancing this superb family home is the fully enclosed child / pet friendly rear garden which is a tranquil oasis for outdoor relaxation. This wonderful space has been professionally landscaped and comprises areas of lawn with well stocked timber borders, decorative chips, block paved pathways plus two inviting patio areas which are both perfect for outdoor entertaining, summer BBQ's and alfresco evening dining.

Demand for properties within the Fairfield's development in Monkton remains extremely buoyant and early viewing is highly recommended.

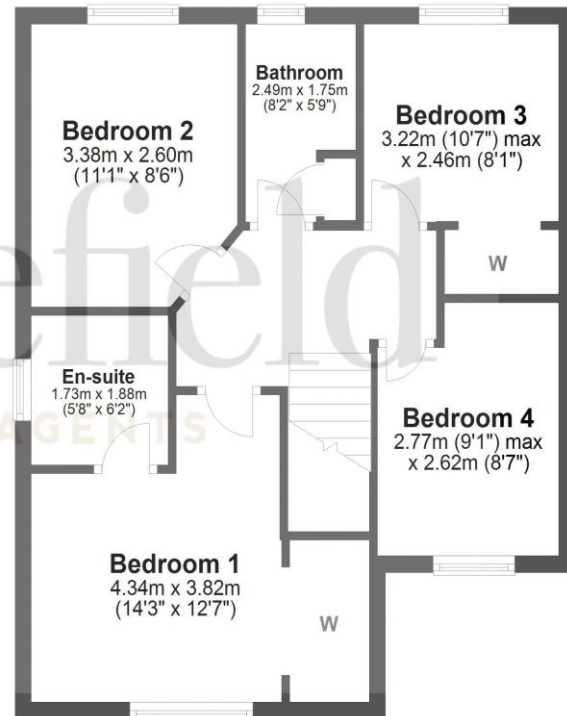




### Ground Floor



### First Floor



Plan and measurements are approximate only.  
Plan produced using PlanUp.



### Dimensions

Lounge; 10'7 x 16'7 Dining Kitchen; 10'1 x 16'7 Utility; 5'9 x 6'3 Cloakroom; 3'9 x 6'3 Bedroom 1; 12'7 x 14'3 En-Suite; 5'8 x 6'2 Bedroom 2; 8'6 x 11'1 Bedroom 3; 8'1 x 10'7 Bedroom 4; 8'7 x 9'1 Bathroom; 5'9 x 8'2 AW Garage; 2.4M x 5M



We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

## Travel Directions

Sat Nav - KA9 2FQ

**stonefield**  
ESTATE AGENTS

16a Beresford Terrace  
Ayr KA7 2EG

T: 01292 501777

E: [enquiries@stonefieldayr.com](mailto:enquiries@stonefieldayr.com)

[stonefieldayr.com](http://stonefieldayr.com)