



Monkton

14 Baird Place, Monkton, South Ayrshire, KA9 2RD





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Stonefield Estate Agents are delighted to introduce 14 Baird Place - A highly desirable three bedroom modern detached villa with monoblock driveway and enclosed south facing gardens nestled within an attractive and highly coveted cul-de-sac in the attractive village of Monkton. Boasting expansive room dimensions and a versatile layout across two levels with the added benefit of a charming conservatory to the rear, early viewing is fundamental to fully appreciate this superb family home and its prime setting.

In summary, the subjects comprise; welcoming entrance hall, bright and airy open plan lounge leading through into the dining room and charming conservatory to the rear, overlooking the mature south facing gardens. Completing the ground floor is a high quality modern fitted kitchen, with ample base and wall units, worktop space and appliances, as well as a large storage cupboard and courtesy door to the side driveway. Stairs rise from the hall to the first floor which reveals three double bedrooms (two benefiting from integrated mirror wardrobes), and a modern and stylish three piece shower room. Ensuring comfort all year round, the property is equipped with gas central heating, double glazing and floor coverings throughout.

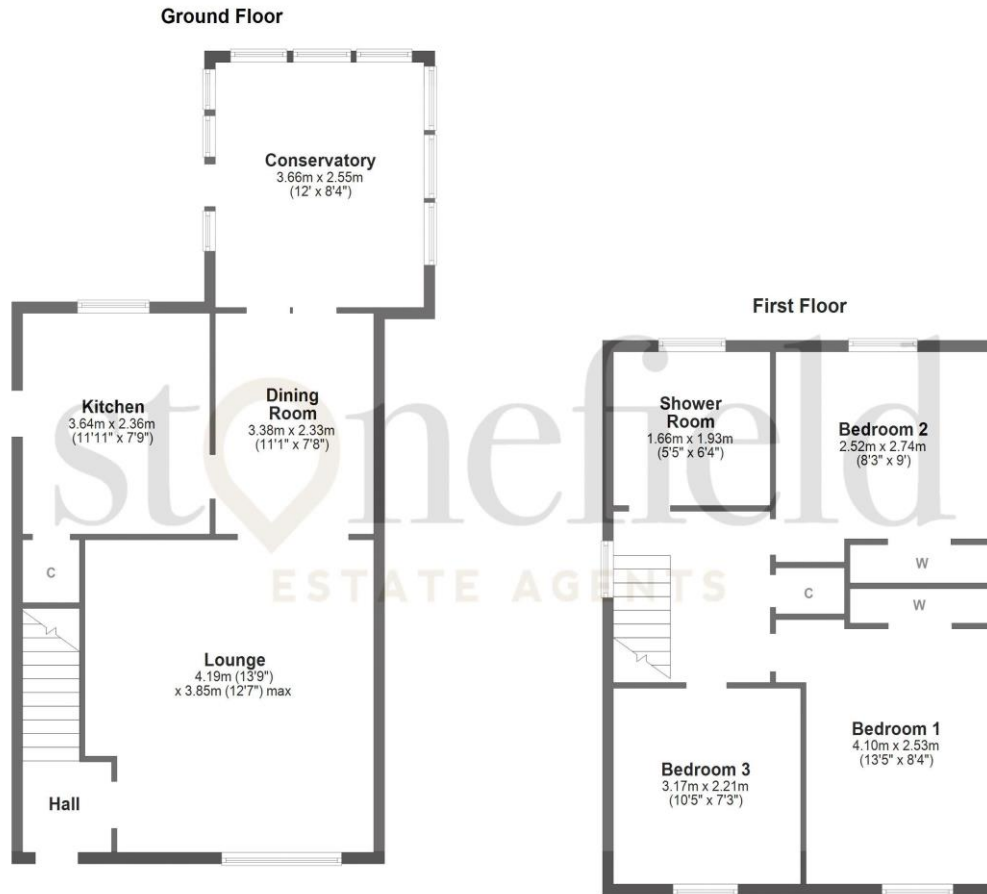
Externally there is a neat well maintained lawn to the front alongside a substantial monoblock driveway which provides secure off street parking for several vehicles. For discerning buyers looking to further enhance this already impressive home, the expansive plot to the side and rear presents a remarkable opportunity for extension, subject to the necessary consents. This substantial undeveloped area offers exceptional scope to create additional living space tailored to individual requirements. To fully explore its potential, we recommend consulting with an architect to design a truly unique and seamless extension to the home.

Further elevating the appeal is the fully enclosed child / pet friendly rear garden which enjoys a high degree of privacy and a sunny southerly orientation. This wonderful space is a tranquil oasis for outdoor relaxation and comprises a large area of lawn, mature shrubs and trees plus an inviting patio - the perfect spot for outdoor entertaining, summer BBQ's and alfresco dining.

Demand for detached family homes within Monkton remains extremely buoyant therefore early viewing is highly recommended.







Plan and measurements are approximate only.

Plan produced using PlanUp.



Dimensions

Lounge; 13'9 x 12'7 Dining Room; 11'1 x 7'8 Kitchen; 11'1 x 7'9 Conservatory; 12'0 x 8'4 Bedroom 1; 13'5 x 8'4 Bedroom 2; 8'3 x 9'0 Bedroom 3; 10'5 x 7'3 Shower Room; 5'5 x 6'4



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

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