



**5 IRONFIELD LANE**  
MONKTON

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A stunning modern detached family villa set within an executive development in the popular village of Monkton, with private gardens, an integral garage and a quality finish throughout.**

Ironfield Lane forms part of Fairfields, which is an exclusive and executive development in the popular village of Monkton, built by Persimmon Homes and comprised of luxury detached and semi detached villas. Number 5 is a beautifully presented example of The Balerno house-type, a detached family home with an impressive amount of living space that will suit a range of buyers, with a high specification throughout. This fantastic property has an upgraded dining kitchen, a feature fireplace, fitted wardrobes in two of the bedrooms, solar panels and an electric car charging point. The interior is complimented perfectly by landscaped garden grounds, with excellent privacy and ample off road parking, and early viewing is highly recommended to fully appreciate both this executive home and the idyllic setting.

In more detail, the internal accommodation extends to an entrance hallway with a downstairs W.C, a downstairs bedroom/ office, a spacious lounge at the rear with a feature fireplace and French doors out to the rear garden, and a fitted dining kitchen with upgraded units, a storage cupboard and a door out to the garden. On the upper floor there is a master bedroom suite, with fitted wardrobes and an en suite shower room, two further double bedrooms, one with fitted wardrobes, a single bedroom, loft access off the landing and a four piece family bathroom suite with a separate shower cubicle.

Externally the front garden has a double monoblock driveway leading to the integral garage with remote control electric door, lawn, a mature tree and decorative shrubs. There is gated access at the side round to the fully enclosed garden, with lawn, two patio areas and space to the side.





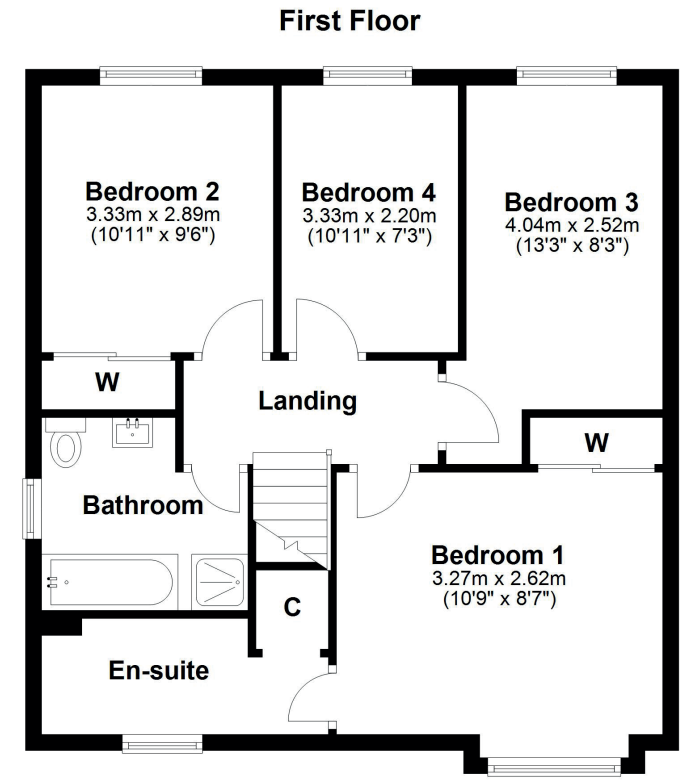
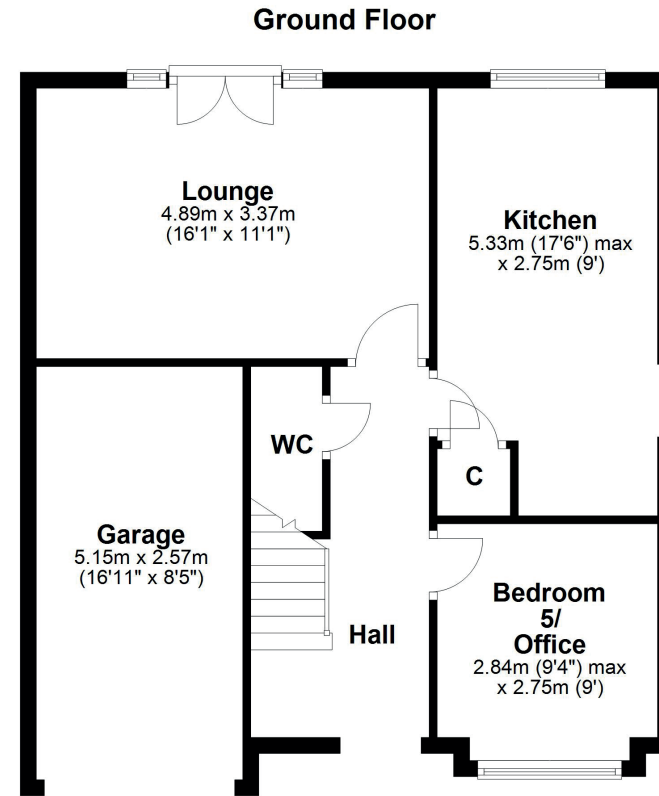












Ironfield Lane is centrally located within the village of Monkton and the village provides a number of local amenities, including an excellent primary school and is a short drive from the towns of Prestwick, Ayr and Troon, all with a comprehensive range of amenities, including retail shopping, mainline rail links and leisure facilities. Prestwick International Airport provides regular flights to destinations throughout Europe and Monkton is ideally situated for access to the A77/M77 road network linking to Glasgow City Centre and beyond.

**TR1941** | Sat Nav: 5 Ironfield Lane, Monkton, KA9 2FP

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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