



**10 BAIRD ROAD**

MONKTON



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## 10 BAIRD ROAD, MONKTON

3 | BEDROOMS   2 | BATHROOMS   3 | PUBLIC ROOMS

**An impressive modern and extended semi detached family villa set in the popular village of Monkton, with enclosed gardens, off road parking and fresh decor throughout.**

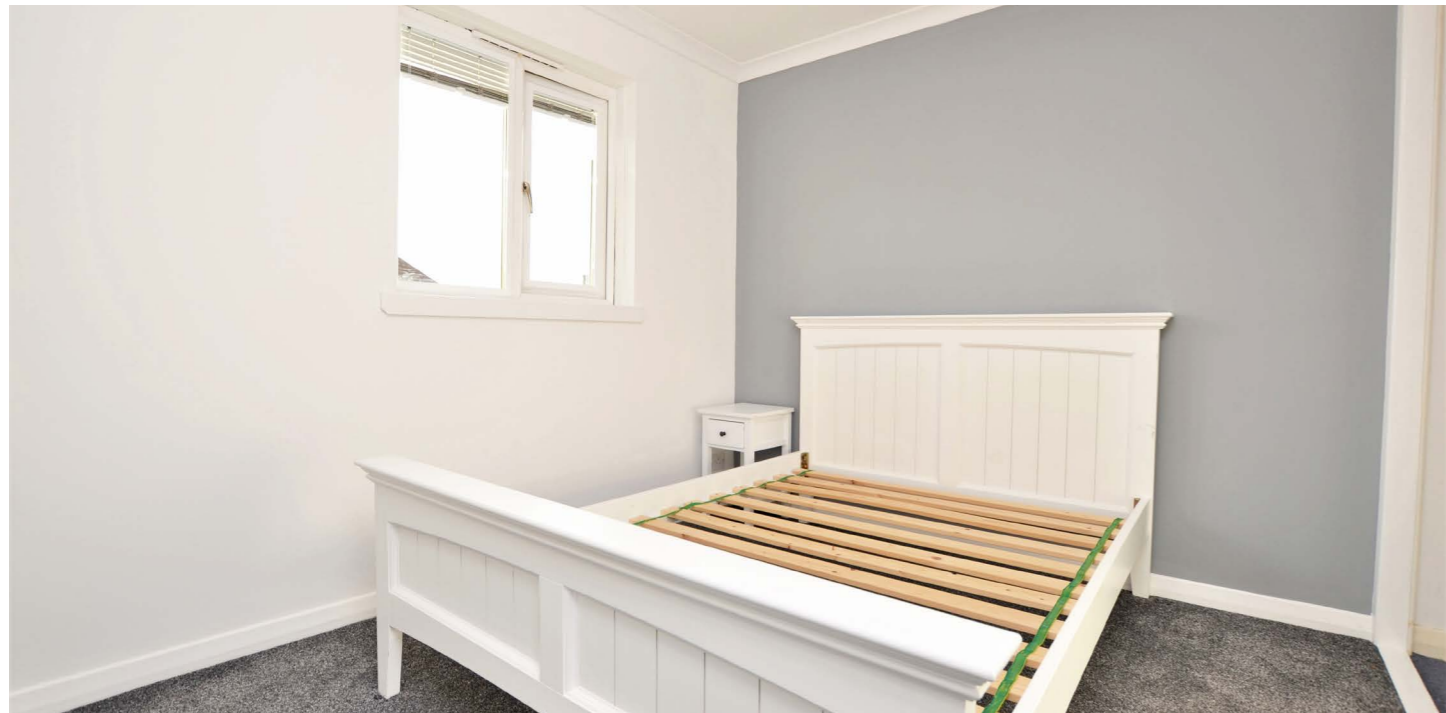
10 Baird Road is an excellent example of a thoroughly modern semi detached villa that has been extended with a downstairs wet room to the side and with a conservatory to the rear to create a fantastic family home with a wealth of living space. The property has been freshly decorated throughout and has quality flooring, double glazing, gas central heating, ample storage and modern fixtures and fittings. The interior is complimented by well-maintained landscaped gardens to the front and rear and off road parking. Monkton has a fantastic primary school and is well-located for commuting to Glasgow via the A77 or mainline rail links in nearby Prestwick or Troon.

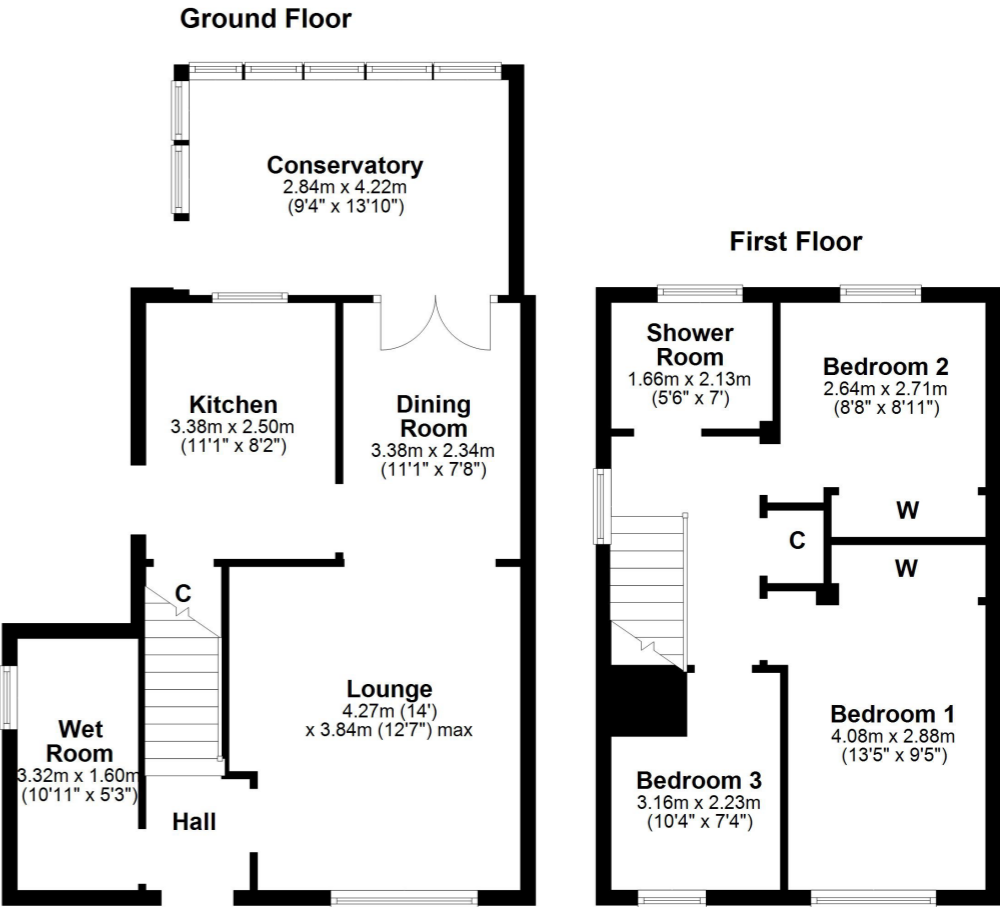
In more detail, the internal accommodation extends to an entrance hall, an added downstairs wet room with a shower, a spacious lounge leading into a dining area, a modern fitted kitchen with a door to the side and under stairs storage and a bright conservatory extension with doors leading into the garden. On the upper floor there are three large bedrooms, two of which have fitted wardrobes, a storage cupboard and loft access off the landing and a fitted family shower room suite.

Externally there is a front garden with decorative aggregate, paved pathways and a driveway for off road parking. There is gated access at the side round to a fully enclosed rear garden, with a paved patio area, lawn, a garden shed, decorative pebbles and well-tended shrub borders.









**Local Area**

Baird Road 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.

**TR1429 | Sat Nav: 10 Baird Road, Monkton, KA9 2RE**

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



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