



**3 MANSE GARDENS, MONKTON KA9 2TT**



BLACK HAY



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No 3 Manse Gardens – Monkton. A fantastic opportunity to acquire a highly desirable Modern “Luxury Style” Detached Villa featuring superb 6/7 Main Apartment Accommodation which meet the demands of both family and “home working”, if required. Built by renowned Dawn Homes, within the popular Village of Monkton, convenient for the A77/78 & adjacent to Prestwick Airport.

This most appealing home is presented in walk-in condition. Circa 5 years old with the added benefit of the balance of its 10 Year NHBC Guarantee. Enjoying an attractive cul de sac setting amidst mixed style modern homes ...seldom available within this particular locale, believed to be the first re-sale of its style since this phase was built.

The stylish accommodation comprises on ground floor, welcoming reception hall with useful “downstairs” wc off, most appealing lounge with open-plan dining to the rear (patio door to rear garden) ....and a very stylish/well equipped kitchen with integrated breakfast bar adjacent on semi-open plan style – much valued utility room off. A staircase discreetly positioned to the side of the reception hall leads to a spacious upper hallway off which 4 bedrooms are featured – all of double size

with the “master” bedroom also featuring an en-suite. A stylish 4-piece family bathroom (bath & separate shower cubicle) serves the remaining bedrooms.

The specification includes both gas central heating & double glazing. EPC – C. Good internal storage is provided. Attic storage is available. A monobloc driveway provides private parking with further parking also available in the cul de sac. Private gardens are situated to the front and rear – the rear with a combination of lawn & feature decking, together with a useful (near complete) workshop/storage/hobby shed.

In our view... No 3 Manse Gardens, Monkton is a most appealing Modern Detached Family Villa, with its desirable 6/7 Apartments complemented by a stylish specification which ensures the successful purchaser can enjoy their New Home ...from the moment they open the front door. The Home Report Mortgage Value is £255,000. To view, please telephone BLACK HAY ESTATE AGENTS direct on 01292 283606. The Home Report & Floorplan are available to view exclusively on our blackhay.co.uk website. If you wish to discuss your interest in this particular property- please get in touch with our Estate Agency Director/Valuer Graeme Lumsden on 01292 283606.



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**ROOM SIZES**

**RECEPTION HALL**  
**14' 10" x 8' 11"**  
 (sizes to L-shape)

**LOUNGE**  
**15' 7" x 11' 1"**  
 (former size at widest point)

**FAMILY/LIVING ROOM**  
**8' 8" x 17' 9"**

**DINING ROOM**  
**11' 3" x 9' 8"**

**KITCHEN**  
**9' 11" x 10' 2"**

**DOWNSTAIRS WC**  
**4' 11" x 5' 11"**

**UTILITY**  
**5' 11" x 8' 2"**

**UPPER HALLWAY**  
**7' 2" x 13' 11"**  
 (sizes incl' staircase)

**BEDROOM 1**  
**12' x 11'**  
 (sizes of main area only)

**BEDROOM 2**  
**9' 11" x 9'**  
 (sizes of main area only excl' w'robes)

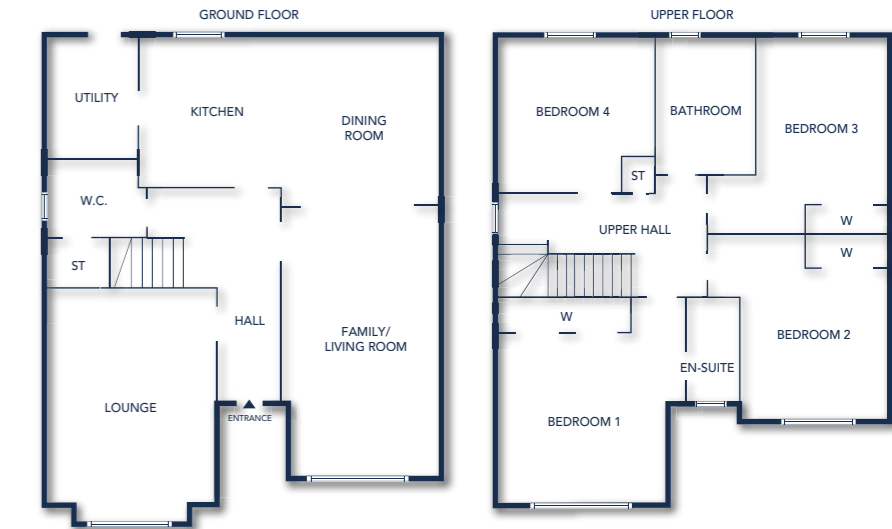
**BEDROOM 3**  
**8' 5" x 10' 4"**  
 (sizes of main area only excl' w'robes)

**BEDROOM 4**  
**9' 8" x 10' 3"**  
 (sizes at widest points)

**BATHROOM**  
**8' 9" x 6' 6"**  
 (sizes incl' shower)

**EN SUITE**  
**7' 7" x 4'**  
 (sizes incl' shower)

**FLOORPLAN**



Floorplans are indicative only - not to scale.  
 Produced by Flush Plans Ltd



**VIEWING** - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

**HOME REPORT** - The Home Report is available from BLACK HAY Estate Agents own website - [blackhay.co.uk](http://blackhay.co.uk) (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open).

**INTEREST/OFFERS** - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

**DISCLAIMER** - Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

[blackhay.co.uk](http://blackhay.co.uk)

# BLACK HAY

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1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's