



**Beechwood Road, Mauchline KA5 6DQ**



**welcome to**

**Beechwood Road, Mauchline**

Within the popular and historic town of Mauchline this Semi-Detached Bungalow will appeal to various sectors of the market particularly those buyers looking for accommodation all on one level. Reception hall, lounge, kitchen, two doublebedrooms and bathroom, enclosed rear garden, gas c/h d/glaz.





### Reception Hall

17' 2" narrowing to x 9' 3" ( 5.23m  
narrowing to x 2.82m )

### Lounge

15' 2" into window x 12' 2" ( 4.62m into  
window x 3.71m )

### Kitchen

11' 5" into window x 8' 4" ( 3.48m into  
window x 2.54m )

### Bedroom One

12' 5" into window x 11' 1" ( 3.78m into  
window x 3.38m )

### Bedroom Two

15' 9" into window x 11' 1" ( 4.80m into  
window x 3.38m )

### Bathroom

6' 3" x 6' 1" ( 1.91m x 1.85m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Beechwood Road, Mauchline

- Semi-bungalow
- Two double Bedrooms
- Enclosed Rear Garden
- Close to amenities
- Excellent Potential

Tenure: Freehold EPC Rating: D

offers over

**£85,000**

While in need of some tender love and care, this substantial SEMI-BUNGALOW offers a really terrific opportunity particularly for those buyers looking for a home all on the one level. The property is well placed for the amenities of the popular and historic town of Mauchline. The town has shops and schools and is also within easy reach of the larger towns of Kilmarnock and Ayr. Glasgow is also within commuter distance. The home sits within mature gardens with an enclosed rear garden. It benefits from both gas central heating and double glazing. Reception hallway, spacious lounge(shelved alcove), kitchen, two double bedrooms and bathroom(shower).



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYR105977 - 0003

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