



10 ARRAN VIEW, MAUCHLINE KA5 5BB
Offers Over £200,000





FABULOUS opportunity to purchase this EXTENDED DETACHED BUNGALOW enjoying a superb location within this popular Ayrshire village.

Found within close proximity to Mauchline Town Centre the property is ideally placed to benefit from the many amenities found within the town. These include nearby shops catering for all requirements as well as bank and post office. For more extensive shopping the nearby town of Kilmarnock (approximately 15 minutes drive) offers a wide range of amenities including many High Street names as well as a variety of supermarkets. Schooling is also found locally with the primary school located to the rear of the property. Public transport facilities from Mauchline include regular bus services connecting to Kilmarnock with Kilmarnock itself offering frequent rail travel to Glasgow City Centre and all major Ayrshire towns. For the motorist the A77/M77 is easily accessible and provides direct access to Glasgow City Centre.

This bright and spacious family home offers on the level accommodation comprising, spacious reception hallway with access to the lounge and three double bedrooms to the side, modern shower room as well as good storage and attic access. The large lounge with front facing bay window features provides access to the dining room and kitchen to the rear, both via French doors. The breakfasting kitchen with floor standing and wall mounted units with complimentary work surface area allows access to the private rear gardens.

The property has gas central heating with a combination boiler, double glazing and large gardens to the front and rear, a long driveway to the side leads to a large garage.

The agents have no hesitation in recommending early viewing of this attractively priced rarely available family home.

DIMENSIONS

Lounge	19'0" x 12'10"
Kitchen	11'0" x 11'6"
Dining room	8'0" x 11'6"
Bedroom one	13'10" x 11'6"
Bedroom two	10'9" x 10'7"
Bedroom three	10'7" x 8'7"
Shower room	10'5" x 5'1"

COUNCIL TAX

Band D

ENERGY RATING

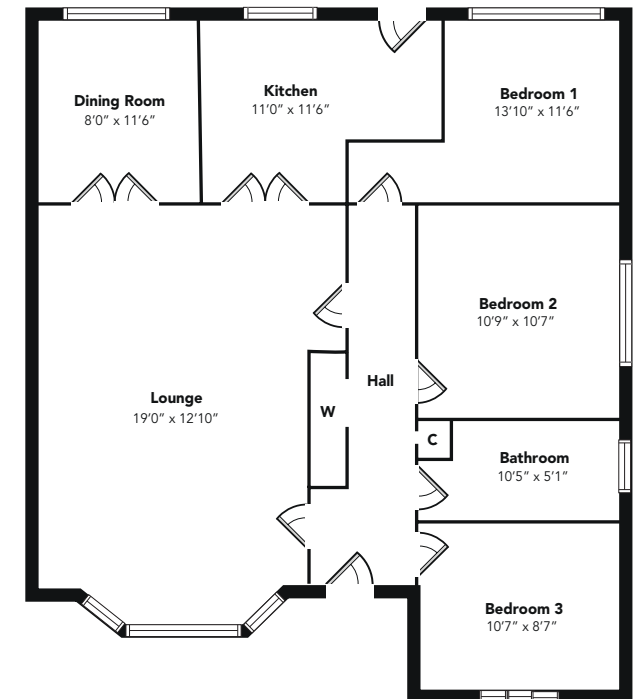
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FEATURES

Good central location
Rarely available
Attractively priced
Two public rooms
Three bedrooms
Gas central heating
Good private gardens
Driveway to large garage
Viewing essential

INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)



TRAVEL DIRECTIONS

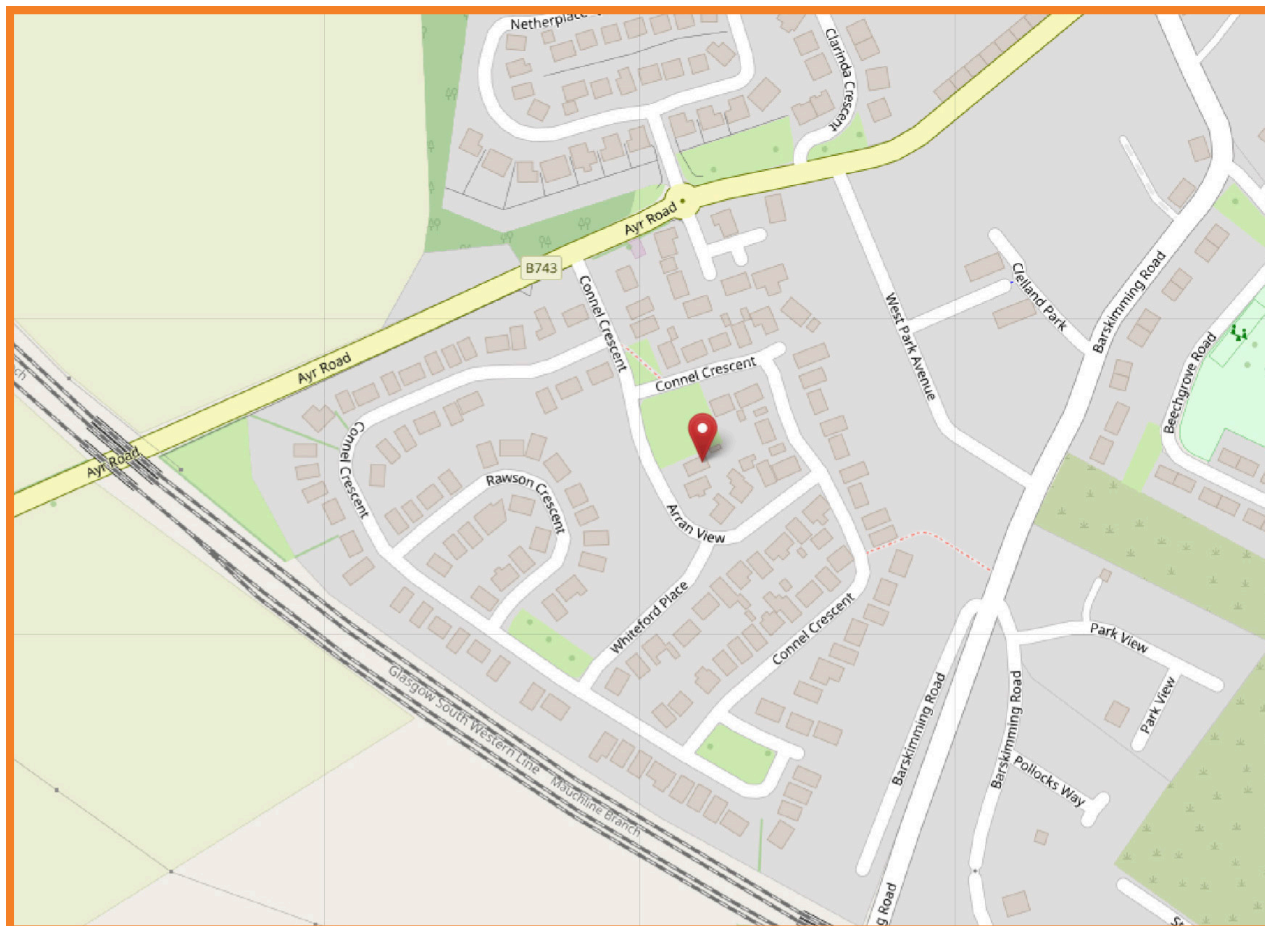
Travelling from A77 proceed on the A76 to Mauchline. Continue travelling through Mauchline to the main set of traffic lights turning right onto Loudoun Street, continue on to Ayr Road, straight ahead at roundabout turning next left into Arran View, the property sits on the right.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on 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.



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