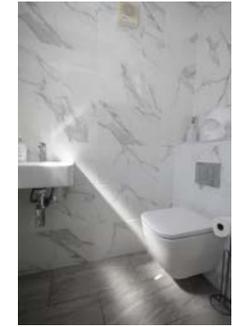




**28B LOUDOUN STREET, MAUCHLINE KA5 5BT**  
**Offers over £160,000**





EARLY INTERNAL VIEWING is essential to fully appreciate this beautifully present modern SEMI DETACHED family home enjoying a quiet central 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 immaculate bright family home which has been maintained and much improved by the present owners offers spacious accommodation over two levels comprising, a welcoming reception hallway with access to the lounge, cloak room with a two piece suite and stairs to the upper landing. The front facing lounge with feature fireplace has French doors to the rear opening to the impressive bespoke dining kitchen with integrated appliances and which in turn gives access in the immaculate fully enclosed gardens.

On the upper landing there are three well proportioned bedrooms all benefitting from recessed wardrobes, the large family bathroom with separate shower cubicle is accessed from the landing as well as the master bedroom.

The property has gas central heating with a combination boiler, double glazing, off street parking and gardens to the rear.

The agents have no hesitation in recommending early viewing of this truly superb family home.

### DIMENSIONS

Lounge	21'0" x 14'0"
Dining Kitchen	17'10" x 11'2"
Cloak room	5'8" x 3'3"
Bedroom one	13'7" x 9'8"
Bedroom two	14'2" x 9'8"
Bedroom three	10'5" x 7'7"
Bathroom	11'2" x 7'5"

### FEATURES

- Quiet central location
- Rarely available
- Beautifully presented throughout
- Three bedrooms
- Gas central heating
- Lovely private gardens
- Viewing recommended

### COUNCIL TAX

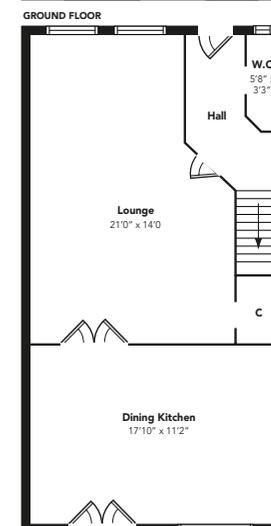
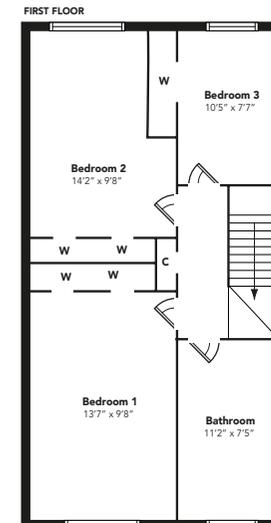
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### ENERGY RATING

C

### INCLUSIONS

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





### TRAVEL DIRECTIONS

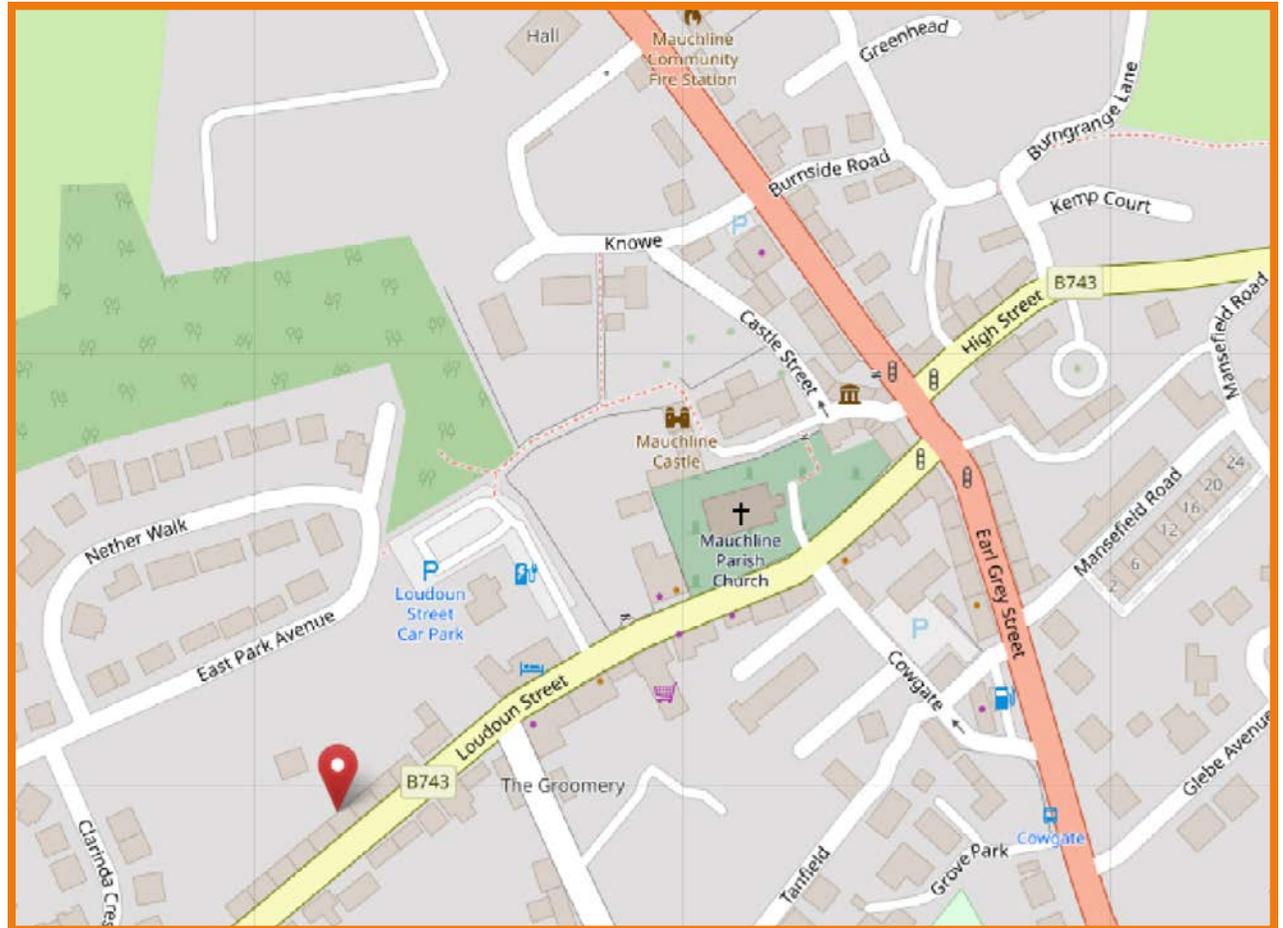
Travelling from A77 proceed on the A76 to Mauchline. Continue travelling through Mauchline to the main set of traffic lights turning right onto Loudoun Street, pass sandstone flats on the right, turning right into a small private entrance, the property is located directly ahead.

### 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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