



21 SORN ROAD
MAUCLINE

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A most impressive detached villa with potential DEVELOPMENT PLOT adjacent and perfectly suited to the family market with well proportioned accommodation over two levels.

Number 21 Sorn Road provides generous, family sized accommodation with a flexible layout of bright, spacious apartments over two levels. The property has been very well maintained and is offered to the market for the first time in over 50 years.

The property occupies a large and particularly broad plot with a generous area of garden ground to the left of the property which offers excellent development potential to build a separate dwelling subject to any appropriate consents. Potential purchasers should note this has already taken place on the other side of the property.

Features and benefits of the property include a modern fitted kitchen ('Aga' cooker, integrated dishwasher and fitted table), gas central heating, predominant double glazing, neutral decoration, generous storage and fitted wardrobes in three of the four bedrooms.

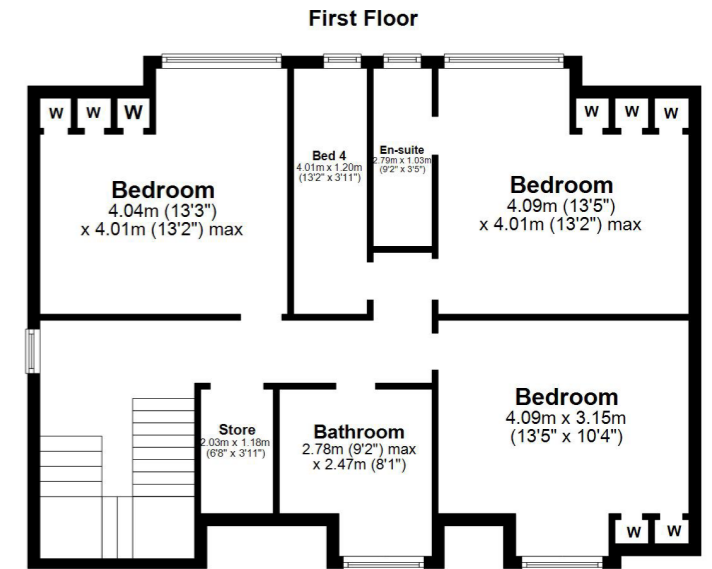
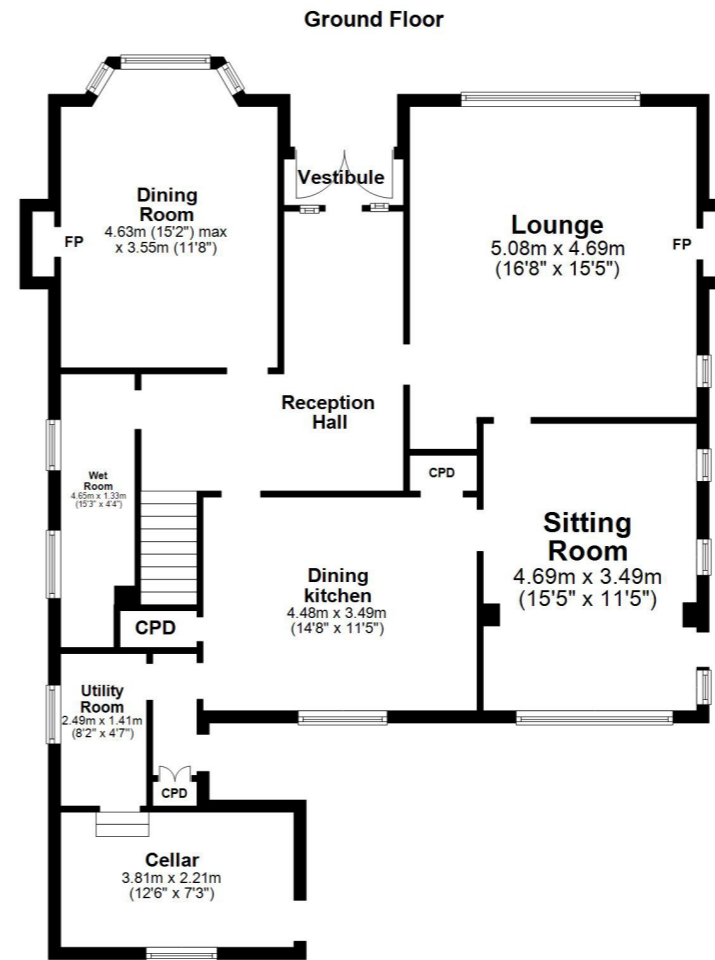
In summary the accommodation extends to, on the ground floor, an entrance vestibule, broad and welcoming L-shaped reception hallway, well proportioned front facing lounge with fireplace, formal dining room with bay window and fireplace (this room could be utilised as a downstairs bedroom if preferred), modern fitted kitchen with space for dining, sitting room, rear hall, utility room, cellar and three piece wet room. Upstairs there are four bedrooms (three doubles and a single), en-suite shower room to one of the double bedrooms, a four piece bathroom and walk-in store. The loft space is accessed via a pull down ladder and provides extensive storage space.

Externally the property is approached via gated entry onto a tarmac driveway with ample parking. To the left hand side of the property the driveway culminates in the garage (19'9 x 11'9) with automatic up and over door. The gardens are extensive and predominantly laid to lawn with well stocked shrubbery borders, rose beds, mature trees and patio area. Included in the sale will be the garden shed.









The property is located close to centre of the popular country town of Mauchline which provides an excellent array of amenities whilst for the commuter the centre of Glasgow is less than one hours drive. The location provides a safe and secure environment for families and should prove a popular purchase.

TR1533 | Sat Nav: 21 Sorn Road, Mauchline, KA5 6AW

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



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