



**9 HILLHEAD CRESCENT**  
MAUCLINE

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A beautifully presented and immediately impressive executive detached family villa with private landscaped gardens in the popular town of Mauchline.**

Hillhead Heights exclusive executive development that is set within private landscaped grounds and offers an excellent level of privacy on the fringe of the town of Mauchline. Mauchline has a range of amenities and there is swift commuting to the nearby market towns of Ayr and Kilmarnock, with road links to Glasgow.

Number 9 is an immaculately presented detached family villa that offers an unrivalled amount of living space across six flexible apartments, with the converted garage acting as either a second reception room or a downstairs bedroom. There are first class fixtures and fittings throughout, a luxury kitchen with bi-folding doors out to the garden, luxury bathrooms, quality floor coverings and tasteful, neutral decor. There is ample storage, an en suite shower room, spacious hallways and this fantastic home is nestled within well-maintained landscaped garden grounds that also include off road parking.

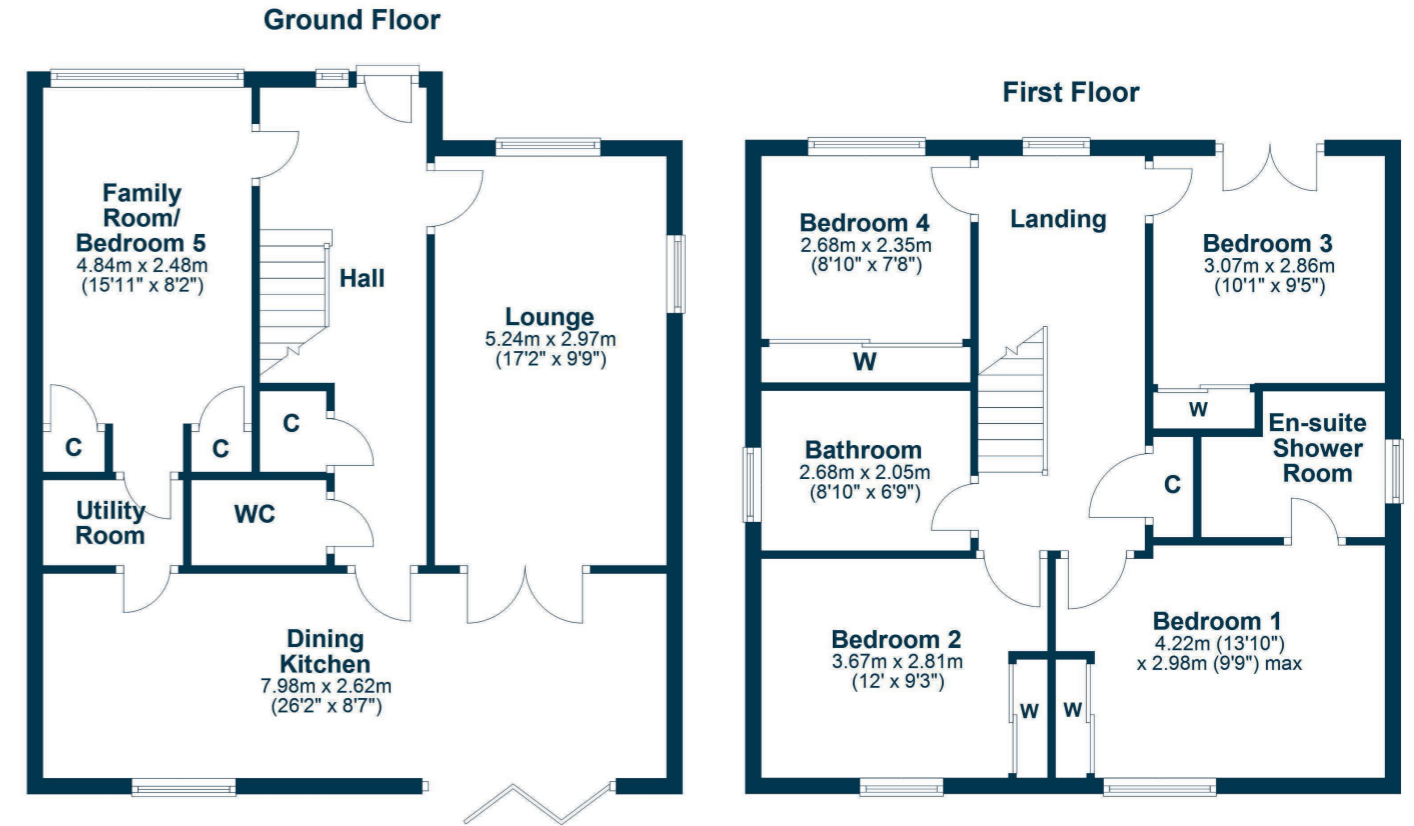
In more detail, the internal accommodation extends to an entrance hallway with stairs to the upper floor, under stairs storage and a WC, a spacious lounge with dual aspect windows, a built-in media centre with fitted lighting and double doors through to a modern dining kitchen, with bi-fold doors out to decking at the rear, a separate utility room and a family room that could be used as a downstairs fifth bedroom. On the upper floor there is a spacious landing, a master bedroom suite with an en suite shower room and fitted mirrored wardrobes, three further bedrooms, all with mirrored wardrobes, loft access, a storage cupboard and a four piece family bathroom suite, with a separate shower cubicle.

Externally the property is set within manicured gardens on a preferred corner plot, with a lawn to the front, a monoblock double driveway and decorative shrubs. There is gated access at the side round to a fully enclosed rear garden, professionally landscaped with artificial turf, decking, a garden shed, paved pathways and a raised border with decorative aggregate and a range of specimen shrubs and trees.









Mauchline has a range of local amenities, including shops and transport links. It is also situated a short drive from both the towns of Kilmarnock and Ayr, which offer further amenities, including supermarkets, further schooling and leisure facilities. Mauchline links to the A77, which links to Glasgow and beyond, via the A76.

**AY5019** | Sat Nav: 9 Hillhead Crescent, Mauchline, KA5 5DW

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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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