

**2/3 BED SEMI-DETACHED VILLA + CONSERVATORY +  
GARAGE**

**12 Mauchline Road, Catrine  
Offers Over £158,000**

Energy Performance Rating E







## DESCRIPTION

D W Shaw are delighted to present to the market this traditional sandstone semi-detached villa situated within walking distance of the amenities in the village of Catrine. On the ground floor are 2 public rooms, kitchen, conservatory, and bathroom. On the upper floor are 2 double bedrooms and also a w.c. There are low maintenance gardens to the front, side and rear along with the added benefit of a driveway which accommodates several vehicles and there is also a garage.

Energy Performance Rating is: E

The village of Catrine offers a range of amenities including general stores, nursery and primary schooling. Secondary schooling is available at the multi educational centre of Barony Campus at Cumnock whilst rail links are located in the neighbouring village of Auchinleck

Lounge	15'11" x 11'7"
Dining Room/Lounge	15'9" x 12'6"
Kitchen	13'0" x 7'10"
Conservatory	11'2" x 8'6"
Bathroom	7'9" x 6'4"
W.C.	6'5" x 3'11"
Bedroom	10'5" x 8'0"
Bedroom	15'1" x 14'8"

### Market Valuation

If we can assist you on the valuation of your own property our Property Manager will be happy to arrange an appointment suitable to yourself. This is a service provided free of charge and without obligation.

### Offers

Offers are submitted in Scottish Legal Form to the selling agents D W Shaw, Cumnock

### Viewing Arrangements

By appointment with D W Shaw,

Contact Marion Wylie: [mwyllie@dwshaw.co.uk](mailto:mwyllie@dwshaw.co.uk)



**OFFICE DETAILS**  
**3 The Square, Cumnock, KA18 1BG**  
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**Disclaimer**

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