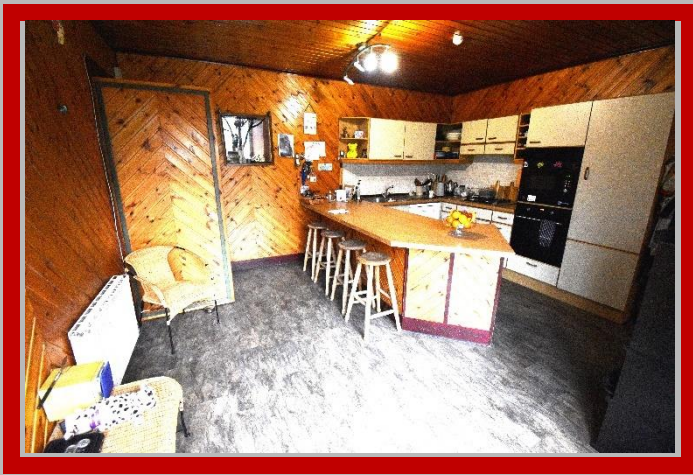


4 BED SEMI DETACHED VILLA
Janefield, 1&2 Riverside Villas, Catrine
Offers Over £245,000

Energy Performance Rating E







DESCRIPTION

D W Shaw are delighted to present to the market this beautiful traditional and unique Detached Villa with an on the level Granny Flat situated by the riverside and close to the village amenities. This spacious and versatile accommodation in total includes 4 double bedrooms, 2 public rooms, 2 kitchens, utility room, office/dining room, and 2 shower rooms. The property is at present one unit but can easily be divided into two separate premises. Outside to the rear are fully enclosed walled gardens with a greenhouse and outhouses. At the side is a garage which accommodates 4 vehicles and the property further benefits with off street parking for several vehicles.

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



Janefield/No 2

Breakfasting Kitchen	15'2" x 14'4" at widest
Dining Room	12'4" x 8'7" at widest
Utility Room	8'1" x 7'3" at widest
Lounge	18'3" x 15'2" at widest
Bedroom	15'0" x 10'4" at widest
Bedroom	15'7" x 15'1" at widest
Bedroom	20'0" x 15'3" at widest
Shower Room	8'5" x 7'2" at widest

Granny Flat/No 2

Kitchen	8'7" x 7'4" at widest
Dining Room/Office	12'2" x 6'10"
Lounge	16'8" x 15'1" at widest
Bedroom	15'4" x 14'11" at widest
Shower Room	7'4" x 6'9" at widest

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



OFFICE DETAILS
3 The Square, Cumnock, KA18 1BG
Telephone: 01290 421484
Email mwyllie@dwshaw.co.uk

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases they are taken with a digital/sonic measuring device. It should not be inferred that items visible in any photographs are necessarily for sale. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible. Photographs have been taken with a wide angled lens