

# 2 Bed Mid Terrace Villa with Extension + Attic Conversation

89 Mary Morrison Drive, Mauchline

Offers Over £95,500

Energy Performance Rating E











## DESCRIPTION

D W Shaw are delighted to present to the market this 2 Bed Mid Terrace Villa in a popular residential area of the village. The accommodation comprises of a lounge, kitchen, extension off the kitchen, bathroom and 2 bedrooms with further bedroom in the form of an attic conversion. There are also low maintenance gardens to the front and rear as well as off street parking to the front.

Energy Performance Rating is E



The property is situated in the Ayrshire village of Mauchline, local amenities in the village include both a nursery and primary school, independent shops, co-operative supermarket, medical centre and a library. Daily commuting to most commercial centres within the central belt of Scotland is possible, including not only Ayr, Kilmarnock and Irvine, but also Glasgow with the M77 motorway link, which can be picked up just to the north of Kilmarnock.

Lounge	14'8" x 12'3" at widest
Kitchen	15'7" x 6'9" at widest
Extension	15'4" x 8'6" at widest
Bedroom	11'10" x 9'3"
Bedroom	11'1" x 9'11" at widest
Attic Bedroom	15'7" x 8'9" at widest
Bathroom	6'11" x 6'0" 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  
DX 566421 Cumnock

### Viewing Arrangements

By appointment with D W Shaw,

Contact Marion Wyllie on 01290 421484 or email [mwyllie@dwshaw.co.uk](mailto:mwyllie@dwshaw.co.uk)





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