

**3 Bed Detached Bungalow + Conservatory  
+ Garage**  
12 Gregory Street, Mauchline  
**Offers Over £195,000**

Energy Performance Rating D











## DESCRIPTION

D W Shaw are delighted to present to the market this Detached Bungalow situated within a quiet cul de sac in a popular residential area of Mauchline. The accommodation comprises a Lounge, Conservatory, 3 Bedrooms, one with En Suite Shower Room, Kitchen and Bathroom. Well kept gardens to the front and rear and a Garage with driveway.

Energy Performance Rating is: D

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 south of Kilmarnock.

Lounge	23'6" x 11'1" at widest
Kitchen	10'10" x 9'9" at widest
Conservatory	9'5" x 8'10"
Bedroom	9'8" x 8'9" at widest
Bedroom	10'0" x 9'7" at widest
Bedroom	9'11" x 9'9"
En Suite	7'0" x 3'10" at widest
Bathroom	7'0" x 5'6" 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  
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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