




McEwan Fraser Legal

Solicitors & Estate Agents

01292 430 555 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

7 Knowe

MAUCHLINE, EAST AYRSHIRE, KA5 5BY



THE LOCATION

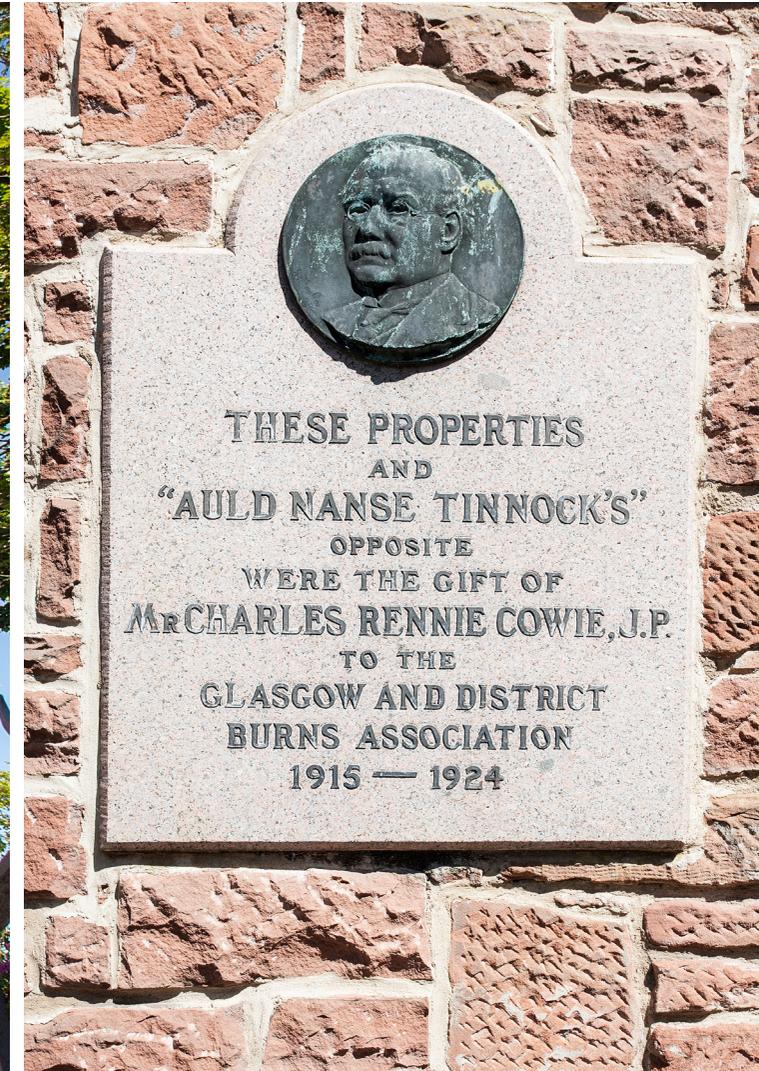
Mauchline, East Ayrshire

7 Knowe, tucked away in a sought after area within Ayrshire's popular village, Mauchline - with local amenities close by.

Mauchline is a small village attractively located in rolling East Ayrshire countryside, perfectly situated to allow village living while offering quick and easy access to Glasgow, Ayr and Kilmarnock making it an ideal location for commuting. Glasgow city centre is less than 40 minutes by car, Ayr 12 miles and Kilmarnock 9.5 miles.

The nearby railway station at Auchinleck has transport links to Glasgow Central and the South. Today the village is well served by agricultural, manufacturing, retail and wholesale endeavours.

Mauchline Primary School is a short walk away whilst secondary education is available 5 miles away at Auchinleck Academy. A new secondary school built in Cumnock called the Robert Burns Academy opened in August 2020.



7 KNOWE

Mauchline, East Ayrshire

Part Exchange available. We are pleased to introduce to the market this spacious four bedroom detached villa which would be a superb acquisition for a wide variety of people looking for their ideal home.

The property is in need of a total renovation and this has been reflected in the home report value. 7 Knowe, is the ideal house for those looking to put their own 'stamp' on their new home. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

A hallway entrance leads to all apartments on this level. The formal lounge is flooded with natural light and pleasantly located to the rear of the property. The kitchen has a range of floor and wall mounted units with ample space plumbed for free-standing appliances. There are two well-appointed bedrooms on this level, however any of the rooms can be transformed to meet each individual purchaser's needs and requirements such as a formal dining room or office for those looking for working from home arrangements. A contemporary family bathroom suite and a cloakroom complete the accommodation on this level.

Journeying upstairs, you will discover a further two bedrooms, both of which offer a range of furniture configurations with space for additional free-standing furniture if required.

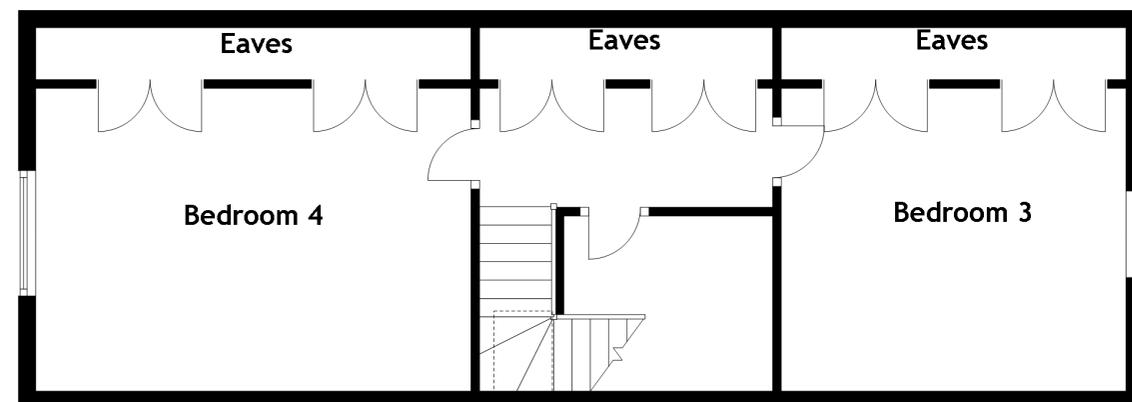
Externally, there is a garage underneath the property and a private, fully enclosed rear garden. The rear garden is a real sun trap and will be popular in the summer months.



KITCHEN
& LOUNGE

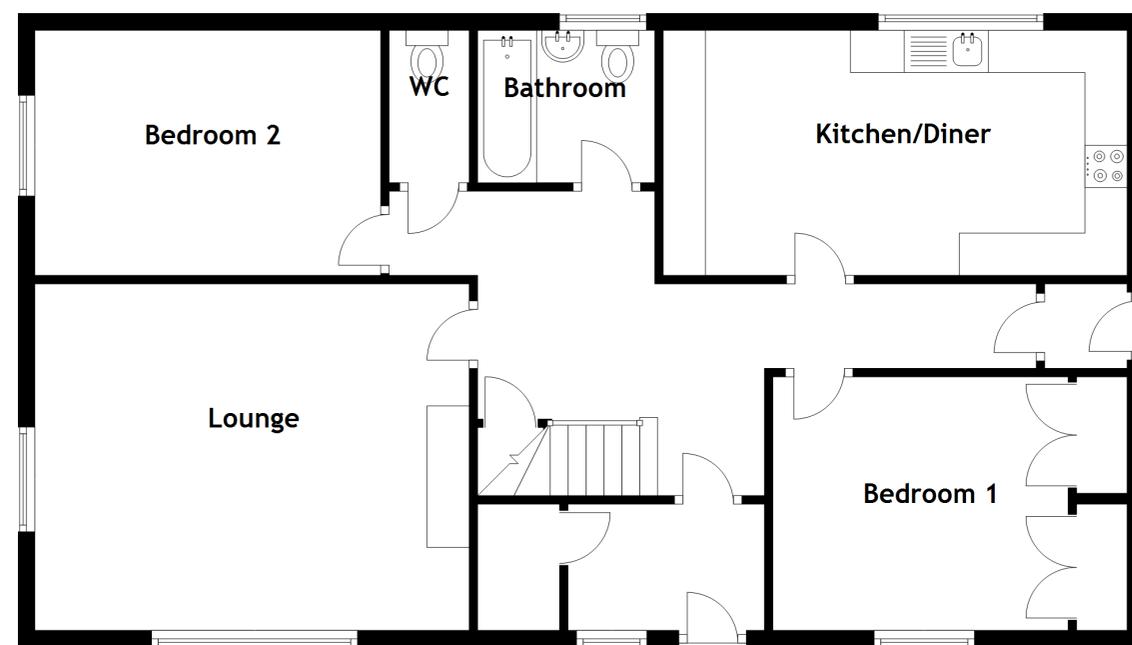


BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	5.15m (16'11") x 4.10m (13'5")
Kitchen/Diner	5.50m (18'1") x 2.70m (8'10")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Bedroom 2	4.10m (13'5") x 2.90m (9'6")
Bathroom	2.10m (6'11") x 1.80m (5'11")
WC	1.80m (5'11") x 0.95m (3'1")
Bedroom 3	4.00m (13'1") x 3.50m (11'6")
Bedroom 4	5.05m (16'7") x 3.50m (11'6")



Gross internal floor area (m²): 136m²
 EPC Rating: D
 Buyer's Premium Value: £2725
 Extras (Included in the sale): Carpets, floor coverings, light fixtures and fittings.

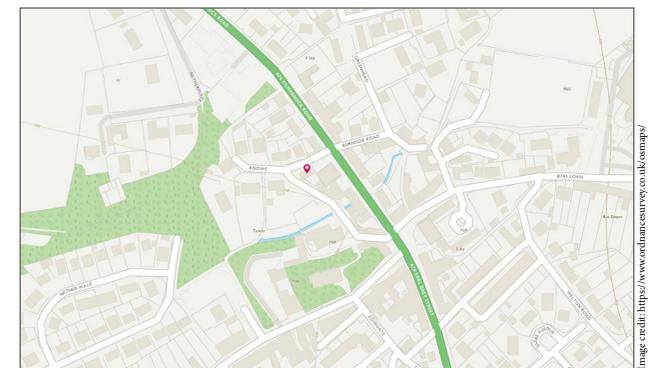


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer