

21 High Street

MAUCHLINE, EAST AYRSHIRE, KA5 6AJ



*Spacious four-bedroom bungalow
in the heart of Mauchline*



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McEwan Fraser Legal is delighted to present 21 High Street, Mauchline. This well-presented bungalow is ideal for families, first-time buyers or anyone looking for comfortable one-level living. The home enjoys a central location with shops, cafés and other local amenities only a short walk away.

THE LOUNGE



Stepping inside, you're welcomed into a bright, spacious hallway that connects all rooms. To the right is the large lounge, and straight ahead you'll find the kitchen and dining area. All four bedrooms and the family bathroom sit along the left side of the hall. The lounge is an impressive size, with a large double-glazed window that fills the room with natural light and creates a warm, relaxing atmosphere.

THE KITCHEN



The kitchen is also generous in size and offers plenty of storage with traditional shaker-style units, a gas cooker and space for freestanding appliances. The current dining area sits to the right, making it a great spot for family meals or entertaining. A door from the kitchen leads directly out to the rear garden.

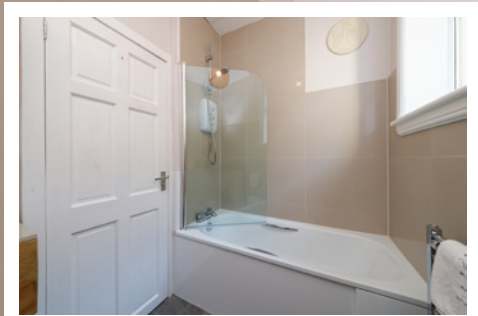




All four bedrooms are well-proportioned. The main bedroom sits to the front and enjoys plenty of sun throughout the day. Bedroom two is directly opposite and is another excellent double. Bedroom three is currently used as a home office, offering an ideal workspace. Bedroom four is a cosy room with new flooring and could also be used as a snug or study.

The modern bathroom completes the home, fitted with a bath with overhead shower, basin and toilet, finished with contemporary tiling.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

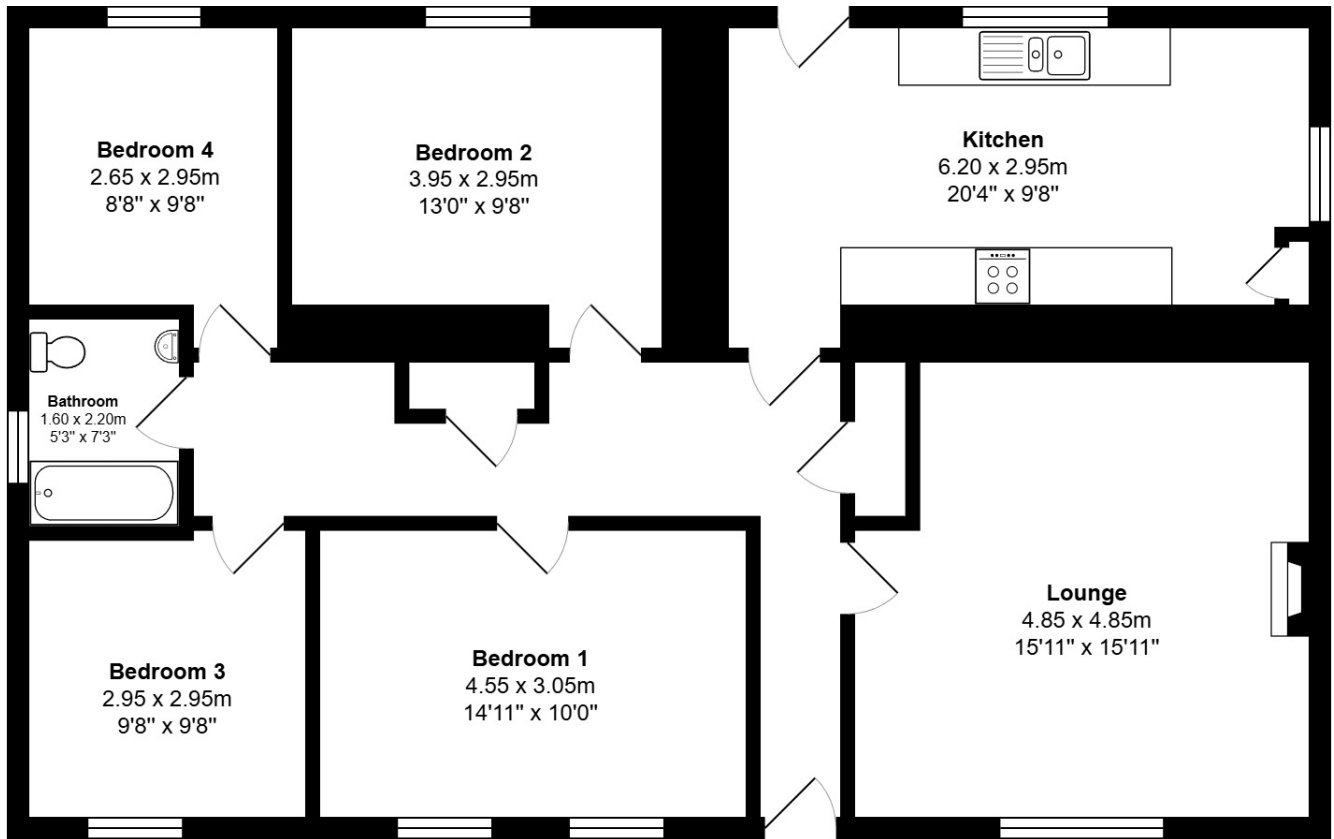


EXTERNALS



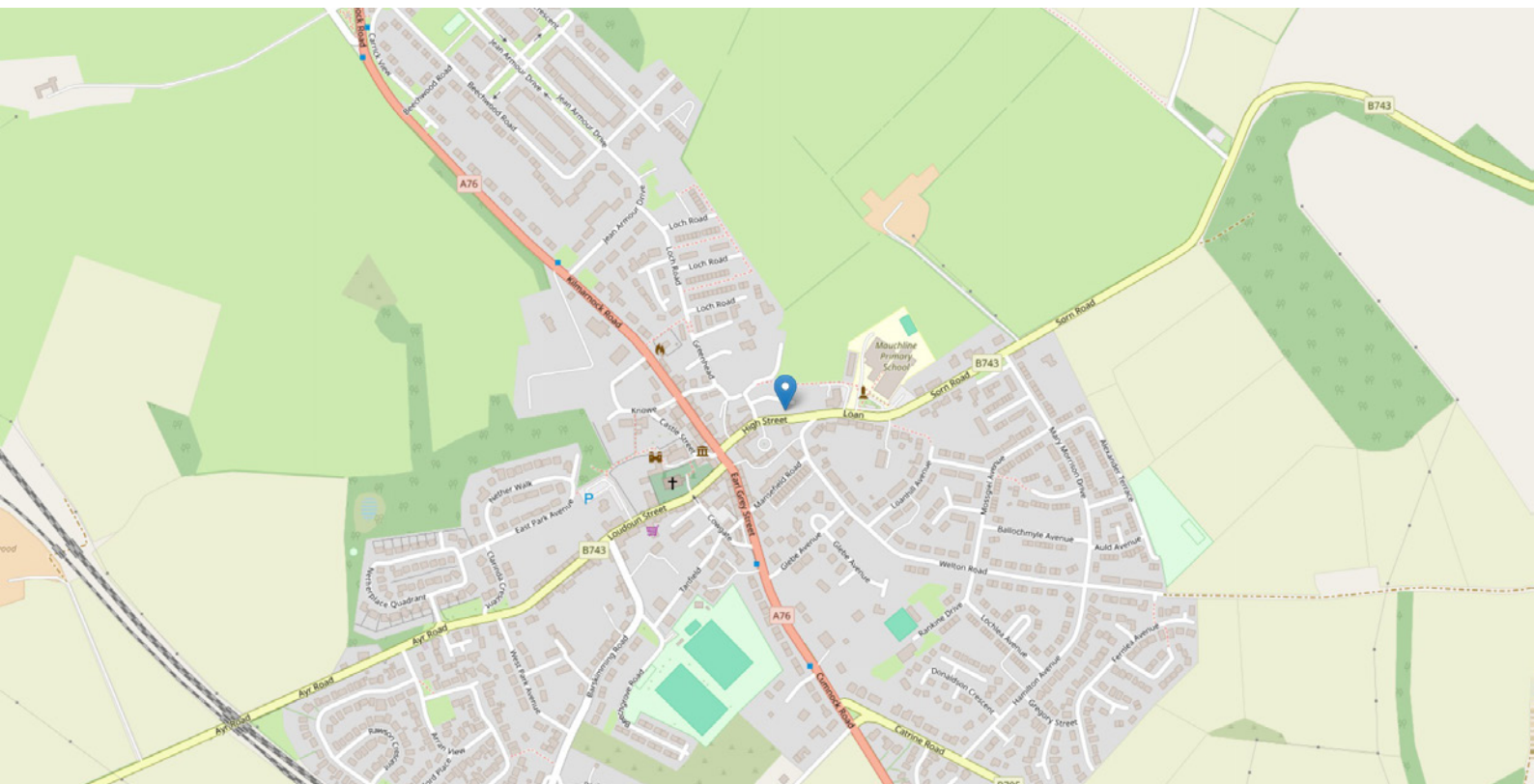
Externally, the property benefits from a driveway to the front, while a side gate gives access to the rear garden. The back garden is a good size with a private feel, making it an ideal area to unwind.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 111m² | EPC Rating: E



THE LOCATION

The property sits within a sought-after part of Mauchline, one of Ayrshire's well-loved villages. Set among rolling East Ayrshire countryside, Mauchline offers the charm of village living while remaining well connected to nearby towns and cities. Glasgow is under 40 minutes by car, with Ayr and Kilmarnock also within easy reach.





Auchinleck railway station provides regular services to Glasgow Central and further south, adding to the area's strong transport links. The village itself offers a good range of local shops, cafés and amenities, along with primary schooling close by. Secondary education is available in Auchinleck and at the modern Robert Burns Academy in Cumnock.



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