







Located in the picturesque and tranquil village of Catrine, this spacious ground floor flat offers the perfect blend of rural charm and modern living. Nestled on the riverbank of the scenic River Ayr, the property has been completely renovated to a high standard and is in true walk-in condition, making it an ideal home for those seeking peace and serenity.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

The flat features a welcoming entranceway leading to a bright and airy lounge, perfect for relaxing and enjoying the views of the surrounding countryside. The newly fitted dining kitchen is both stylish and functional, providing ample space for cooking and dining. The property also includes two generously sized double bedrooms, both newly decorated and carpeted, and a sleek, modern shower room.

For added convenience, the flat boasts both private front and rear doors, offering easy access and privacy. The property also benefits from private parking and access to a private, lush, communal garden space, where you can unwind and enjoy the tranquil surroundings.

Catrine's natural beauty is right on your doorstep, with the nearby Catrine Nature Reserve and Voes providing stunning nature walks and wildlife watching opportunities.



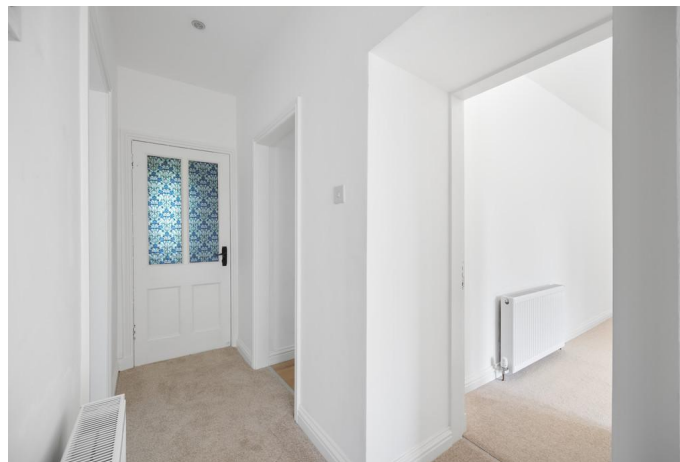
This beautifully renovated flat offers a unique opportunity to enjoy the best of rural living in a well-connected and charming village setting. Early viewing is highly recommended to fully appreciate the quality and location of this exceptional home.

Catrine is a village located within East Ayrshire with local amenities and is well placed for access to larger villages and towns such as Mauchline, Tarbolton, Auchinleck and Cumnock as well as Kilmarnock.

MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.













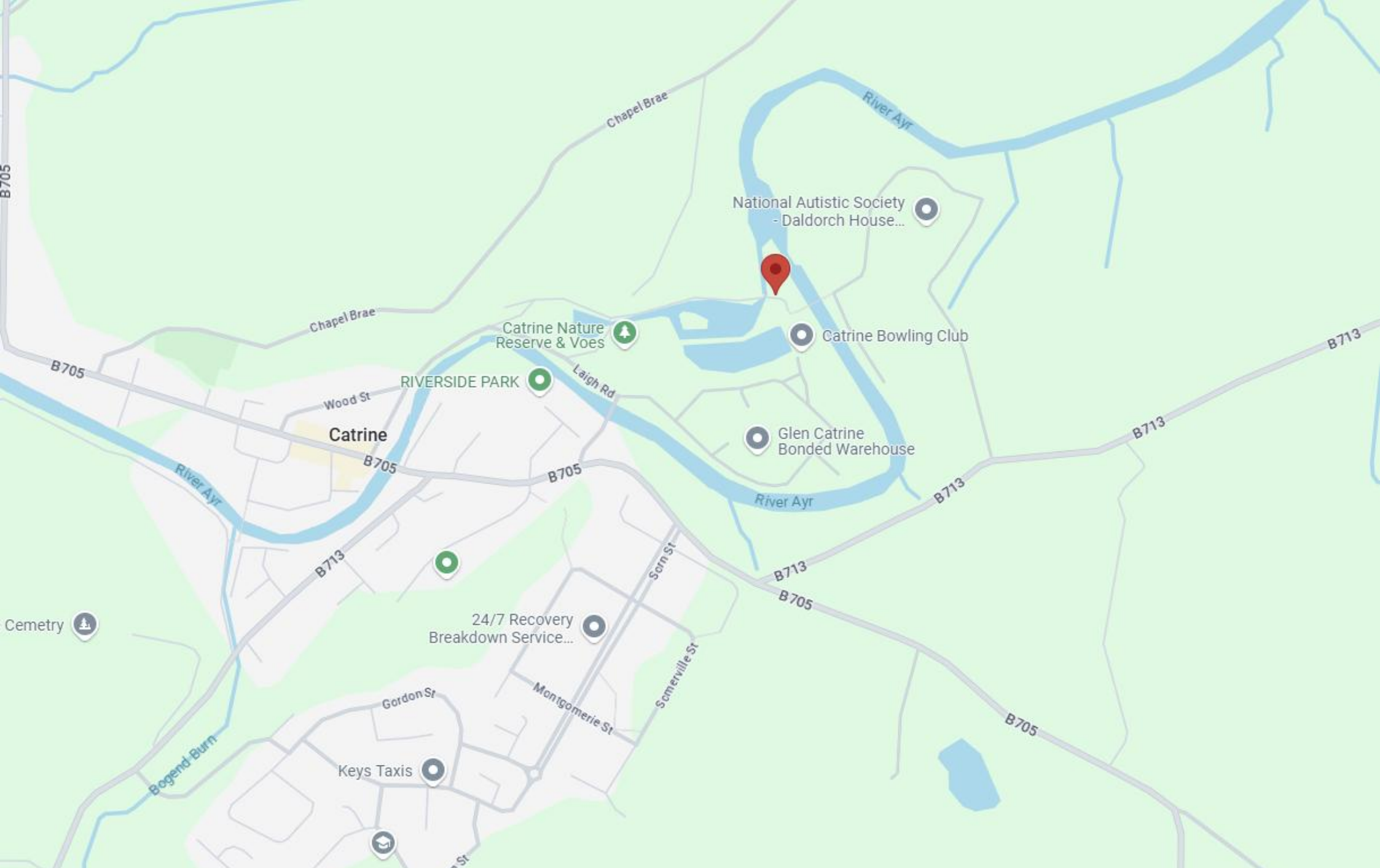






Approximate Floor Area  
872 sq. ft.  
(81.0 sq. m.)





Call free on 0800 074 8585

[www.mqestateagents.co.uk](http://www.mqestateagents.co.uk)

We are registered with the Office of Fair Trading and the Property Ombudsman. You can be confident that the service is not only regulated but also fully transparent. Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify all kitchen appliances or indeed and other mechanical items, apparatus or appliances relating to this property, including the central heating system, has not been inspected or tested and therefore MQ Estate Agents Limited do not warrant either now or at a later date their correct functions. Please note photographs taken with a wide angled lens and all measurements are approximate and are taken with a laser tape measure, therefore MQ Estate Agents Limited cannot guarantee true room sizes and will not be held responsible.