

**5/6 BEDROOM DETACHED VILLA + GARAGE**

26 Mauchline Road, Ochiltree,  
**OFFERS OVER £370,000**

EPC D







## DESCRIPTION

DWS is proud to present this substantial 5/6-bedroom detached villa, perfectly blending modern scale with rural tranquillity. Set on a peaceful country-fringe road, the home features a versatile floor plan, including a generous size lounge fully fitted kitchen and dining area, sun-drenched conservatory, a large utility, and dual-level bathrooms. Outside, extensive landscaped gardens offer a private sanctuary with uninterrupted views, complemented by an integral garage and an extensive driveway. It is a rare opportunity to enjoy luxury and privacy just a short walk from local amenities.

Energy Performance Rating is D

Ochiltree is a charming conservation village known for its historic character and close-knit feel. It offers essential amenities right on its doorstep, including a local general store and its own primary school. For older students, the village is perfectly positioned near Cumnock, providing easy access to the state-of-the-art Barony Campus, a modern hub for comprehensive secondary education.

- Vestibule: 2'01" x 1'01"
- Hallway: 22'9" x 6'6"
- Lounge: 18'0" x 14'10"
- Kitchen: 15'1" x 10'7"
- Conservatory: 13'1" x 10'4"
- Bathroom: 9'0" x 8'1"
- Dining Room: 12'8" x 11'6"
- Bedroom: 15'5" x 13'9"
- Bedroom: 13'5" x 12'6"
- Bedroom: 13'10" x 12'4"
- Bedroom: 13'5" x 8'4"
- On Suite: 6'7" x 6'6"
- Utility Room: 14'11" x 13'8"
- Garage: 13'6" x 12'2"

### 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 Cumnock  
DX 566421

### Viewing Arrangements

By appointment with D W Shaw,  
Cumnock

Contact Stefany Biernat



**OFFICE DETAILS**  
**1 The Square, Cumnock, KA18 1BQ**  
**Telephone: 01290 421484**  
**Email [sbiernat@dwshaw.co.uk](mailto:sbiernat@dwshaw.co.uk)**

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