

**1 BEDROOM GROUND FLOOR FLAT**  
**14A Kilmarnock Road, Mauchline**  
**Offers Over £52,000**

Energy Performance Rating D







## DESCRIPTION

D W Shaw are delighted to present to the market this traditional sandstone Ground Floor Flat situated in heart of the village close to all amenities. The property comprises of a good sized lounge, fitted kitchen with modern style glass units, shower room with wet wall and 1 double bedroom with fitted wardrobes. There is a patio door leading to the private garden and also the shared garden area.

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 14'10" x 9'7" at widest  
Kitchen 5'5" x 6.0"  
Bedroom 10'1" x 9'2" at widest  
Shower Room 6'2" x 6'2" 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, 3 The Square, Cumnock, KA18 1BG Fax 01290 428548. DX 566421 Cumnock

### Viewing Arrangements

By appointment with D W Shaw,  
3 The Square,  
Cumnock, KA18 1BG.

Contact Marion Wyllie on 01290 421484 or email [marionwyllie@dwshaw.co.uk](mailto:marionwyllie@dwshaw.co.uk)





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

**Disclaimer**

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