

## 3 BEDROOM UPPER FLAT

Flat 23A Loudoun Street, Mauchline

Offers Over £45,000

Energy Performance Rating D







## DESCRIPTION

D W Shaw presents located in the heart of Mauchline, this three-bedroom first-floor flat that is packed with potential and situated close to all local amenities. The property serves as a spacious blank canvas in need of upgrading and decoration throughout, allowing buyers to add significant value. The accommodation features a bright lounge, a dining fitted kitchen, three generous bedrooms, a bathroom with an overhead shower. Offering excellent scope for modernization, this home is the perfect project for first-time buyers, growing families, or investors looking to maximize their return

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: 18'8" x 14'11"

Hallway: 6'0" x 26'1"

Kitchen: 10'2" x 17'2"

Bedroom: 10'8" x 11'6"

Bedroom: 12'6" x 8'10"

Bedroom: 12'5" x 8'9"

Bathroom: 8'2" x 6'1"



### 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.

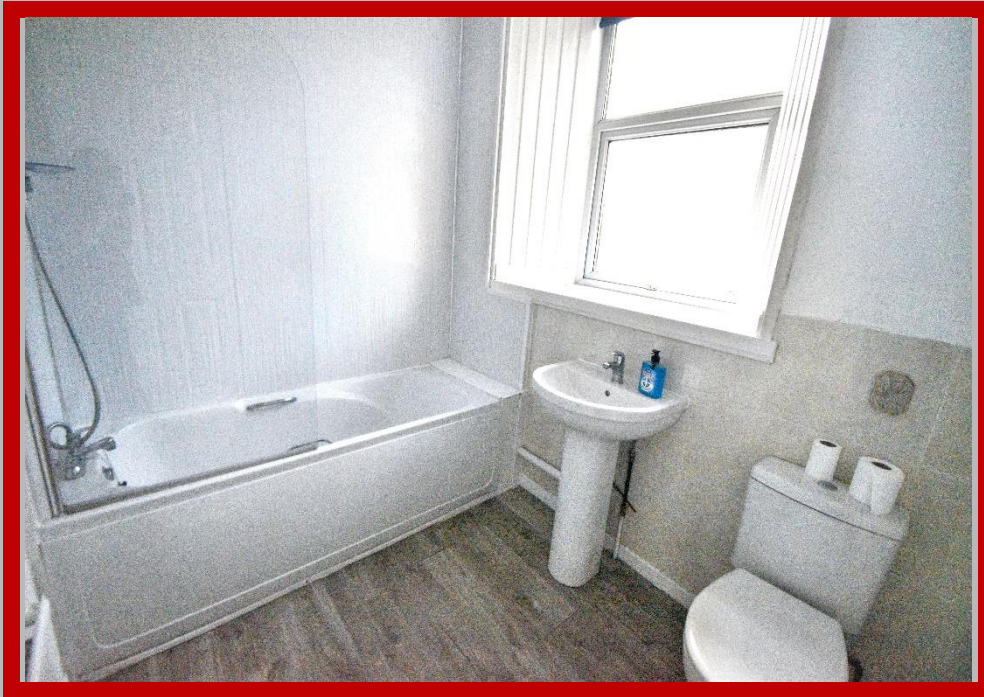
### Offers

Offers are submitted in Scottish Legal Form to the selling agents D W Shaw  
DX 566421 Cumnock

### Viewing Arrangements

By appointment with D W Shaw,

Contact Stefany Biernat on 01290 421484 or email [sbiernat@dwshaw.co.uk](mailto:sbiernat@dwshaw.co.uk)



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

**Disclaimer**

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