

# 3 BEDROOM SEMI DETACHED VILLA

East Park Avenue, Mauchline

Offers Over £147,500

Energy Performance Rating D







## DESCRIPTION

D W Shaw are delighted to present to the market this located in a highly sought-after area of Mauchline, this generously sized semi-detached family home offers bright, versatile living with impressively spacious rooms, hallways, and landings throughout. The ground floor features a welcoming entrance vestibule, a large living room, a kitchen with a dining area, and a highly adaptable layout perfect for use as a ground floor bedroom, home study, or formal dining room. Upstairs boasts three well-proportioned bedrooms and a three-piece family shower room, all complemented by classic timber internal joinery. Externally, the property enjoys extensive private gardens to the front, side, and rear, complete with a beautiful, mature tree and a fully enclosed rear garden with timber fencing—making it the ideal safe haven for a growing family.

Energy Performance Rating is D

The property is situated in the Ayrshire town 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: 11'6" x 13'7" "

Kitchen: 7'9" x 8'2"

Dining/Bedroom: 10'0" x 11'9"

Landing: 4'6" x 9'7"

Bedroom: 9'11" x 14'1"

Bedroom: 11'3" x 12'0"

Bedroom: 8'5" x 8'9"

Shower Room: 7'3" x 5'6"

### 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  
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Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer, nor are they guaranteed.

Measurements are approximate and in most cases they are taken with a digital/sonic measuring device. It should not be inferred that items visible in any photographs are necessarily for sale. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible. Photographs have been taken with a wide angled lens