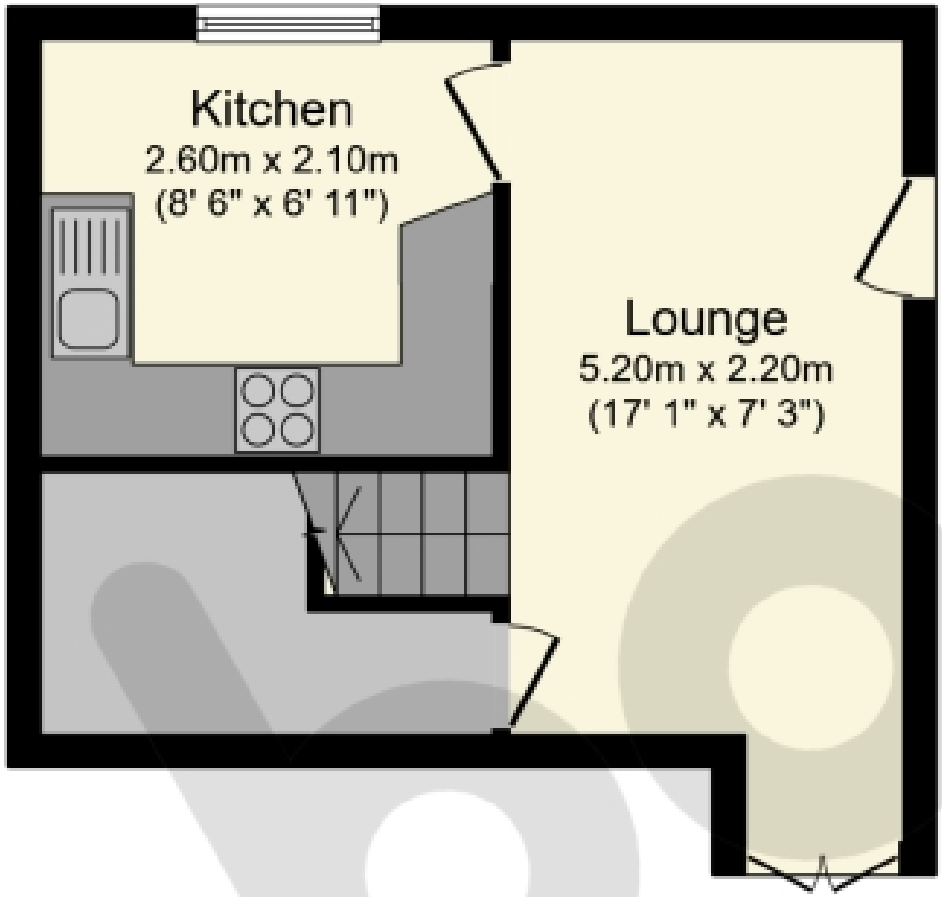
boom

YOUR PERSONAL ESTATE AGENTS

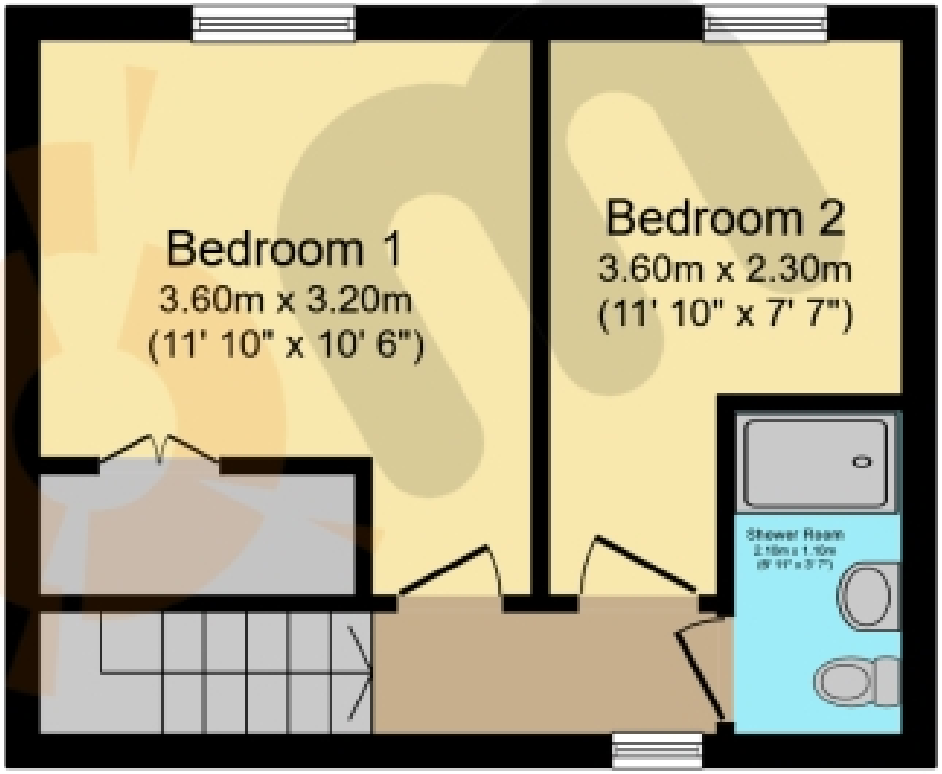
Kilmarnock Road, Mauchline

Offers Over £77,500

Midea



Ground Floor



First Floor

Total floor area: 51.1 sq.m. (550 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

** NEW COMPETITIVE ASKING PRICE ** Accessed via the communal close, the property opens into a bright and welcoming lounge which has been freshly decorated and finished with new neutral carpeting, creating a clean and contemporary feel. French doors provide a pleasant outlook and direct access to the private rear garden.

Adjoining the lounge is the modern fitted kitchen, finished with sleek, high-gloss white wall and base-mounted cabinetry paired with black marble-effect worktops. The kitchen is also well equipped with a range of white goods, including a washing machine, fridge, freezer, microwave, oven, hob and extractor fan, all included within the sale.

Into the upper level are two bedrooms and the shower room. The principal bedroom comfortably accommodates a double bed and benefits from useful built-in storage. Bedroom Two is a versatile space which could accommodate as a children's bedroom or home office. Completing the home internally is a pristine shower room, fitted with a W.C., wash hand basin and walk-in shower cubicle, all presented in a fresh and modern style.

Externally, a well-maintained rear garden is predominantly laid to lawn, providing a great outdoor space for relaxing and enjoying the warmer months.

Mauchline is a charming East Ayrshire town surrounded by attractive countryside and well known for its connections to Robert Burns. The town offers a range of everyday amenities, local shops and outdoor pursuits, with further shopping and leisure facilities available in nearby Kilmarnock and Ayr. Convenient road and bus links provide easy access to surrounding towns and the wider Ayrshire area including a regular express bus service to and from Glasgow, with a stop located almost directly outside the property, making Mauchline a well-connected yet peaceful place to call home.

We would highly recommend an early viewing as we have no doubt this property will be very popular. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

AI has been used to enhance this listing.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com