



5 Alton Avenue

Tarbolton  
Mauchline, KA5 5RW  
P.O.A.

**GREIG**  
*Residential*





# Alton Avenue

Tarbolton, Mauchline, KA5 5RW

Ideally positioned within the semi rural village of Tarbolton, this superb three bedroom semi detached villa is the epitome of modern family living. Boasting spacious accommodation over two levels complete with a contemporary open plan layout, stylish decor and modern fixtures and fittings throughout. This superb family home further benefits from off street parking, spacious landscaped gardens and a summer house perfect for entertaining. Located within ease of access to all local amenities, schooling and with the idyllic Ayrshire countryside on your door step this is the ideal first time buy, family home or downsize and is sure to impress all who view.





### Hallway

3.70m x 2.52m (12' 2" x 8' 3") Access is given via an outer UPVC door to a welcoming entrance hallway boasting crisp white decor, laminate flooring, a contemporary open plan layout to the lounge, kitchen/dinner and a carpeted staircase leads to the upper level.

### Lounge

5.01m x 3.71m (16' 5" x 12' 2") Generously proportioned main apartment with an impressive open plan layout offering contemporary grey decor, feature log burner, laminate flooring and three double glazed windows to the front.

### Kitchen/Dining Room

7.68m x 2.89m (25' 2" x 9' 6") Superb fully fitted kitchen complete with modern grey gloss wall and base storage units with contrasting oak work surface and copper handles, integrated oven, induction hob and extractor hood, plumbing and space for American fridge freezer and washing machine, stainless steel sink and drainer, laminate flooring, two double glazed windows to the rear and a door leading to the rear gardens. Open layout to lounge.

### Bedroom One

3.75m x 3.64m (12' 4" x 11' 11") The master bedroom is a generous double boasting soft neutral decor, fitted carpet and a double glazed window to the front.

### Bedroom Two

4.15m x 2.72m (13' 7" x 8' 11") A spacious double bedroom with crisp white decor, fitted carpet and a double glazed windows to the side and rear.

### Bedroom Three

2.86m x 2.65m (9' 5" x 8' 8") Bedroom three is a generous double offering crisp white decor, fitted carpet and a double glazed window to the rear.

### Bathroom

2.10m x 1.85m (6' 11" x 6' 1") Completing the accommodation is the stylish family bathroom comprising of a wash hand basin and wc combination unit, bath with overhead mains shower, matt black finishes, marble wet wall, ceiling spotlighted, heated towel rail, vinyl flooring and a double glazed opaque window to the rear.

### Externally

Positioned on a sizeable corner plot, this family villa boasts private gardens to the front, side and rear. The front gardens are laid to lawn with a decorative shrubbery area and a chipped driveway providing off street parking. The stunning rear gardens have been lovingly landscaped with ease of maintenance in mind comprising of artificial lawn and paved pathways. An impressive summer house is located in the rear garden, perfect for entertaining. A BBQ room sits within the side garden providing additional entertaining or storage space. Solar panels are installed to the property providing energy efficiency.

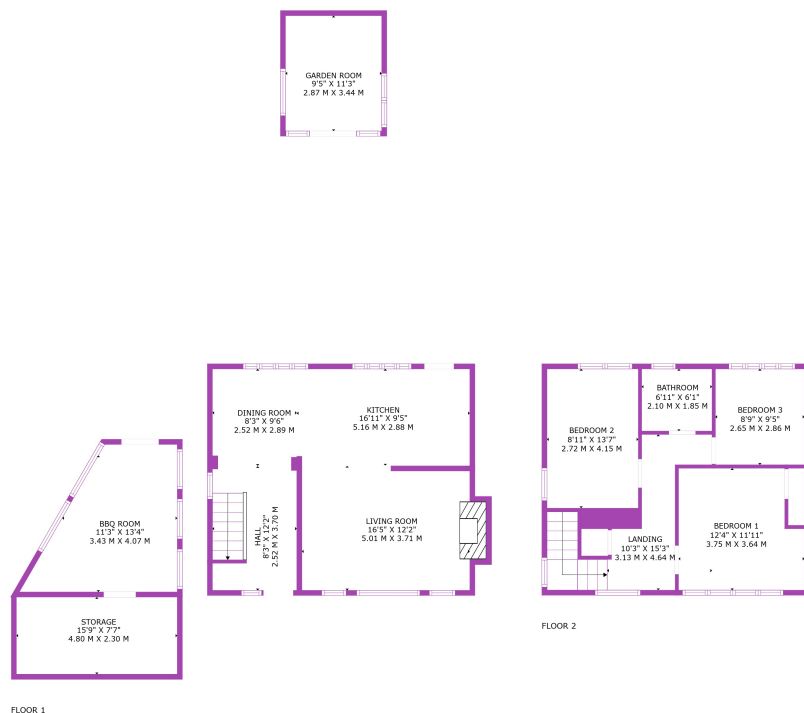
### Council Tax Band

Band B

### Disclaimer

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**TOTAL: 1362 sq. ft, 127 m<sup>2</sup>**  
 FLOOR 1: 816 sq. ft, 76 m<sup>2</sup>, FLOOR 2: 546 sq. ft, 51 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 119 sq. ft, 11 m<sup>2</sup>, FIREPLACE: 9 sq. ft, 1 m<sup>2</sup>  
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Greig Residential  
 18 Henrietta Street, East Ayrshire  
 KA4 8HQ  
 01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)