



Glencraig Cottage

P.O.A.

**GREIG**  
*Residential*



# Glencraig Cottage

Mauchline, KA5 5TR

Proudly presenting this idyllic two bedroom detached bungalow ideally positioned on an extensive private plot surrounded by uninterrupted views of the rolling Ayrshire countryside. Having been lovingly maintained throughout offering neutrally decorated all on the level living space with substantial rear gardens bordered by woodland, boasting a wealth of potential for further development subject to local planning consent, this is the ideal rural retreat and is sure to impress all who view.





### Porch

1.85m x 1.29m (6' 1" x 4' 3") Accessed by outer metal/opaque door offering wood panelling and tiled flooring.

### Hallway

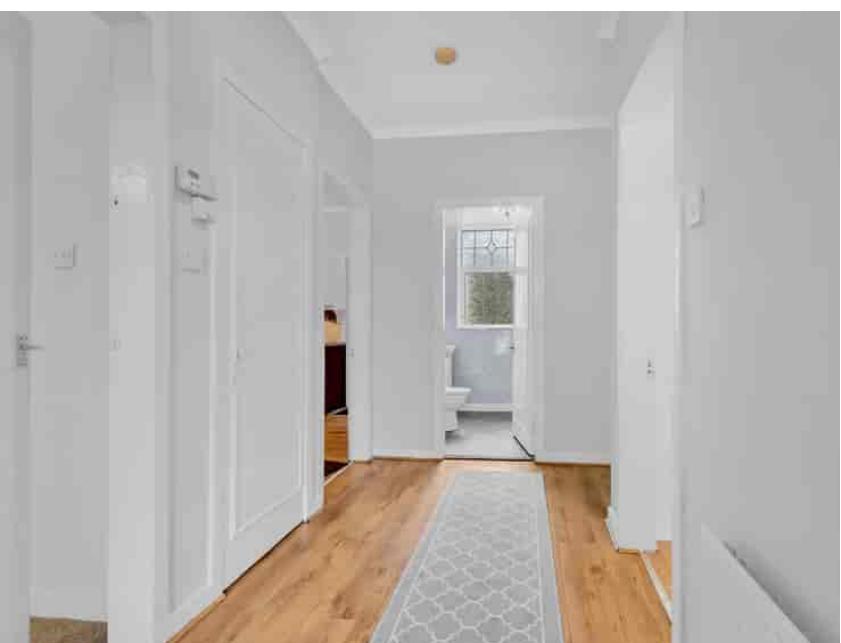
2.22m x 3.99m (7' 3" x 13' 1") Accessed by opaque glass/wooden door from porch into hallway offering neutral décor, ceiling coving, storage cupboard, laminate flooring and door access to lounge, kitchen, shower room and two bedrooms.

### Lounge

4.23m x 4.56m (13' 11" x 15' 0") Generous main apartment offering neutral décor, fitted carpet, featuring stone fireplace, two wall lights and two double glazed window to the front boasting open countryside outlooks.

### Kitchen/Dining

3.99m x 3.30m (13' 1" x 10' 10") Offering a selection of wall and base units, integrated oven with induction hob, stainless steel sink and drainer, plumbing space for fridge and washing machine, storage cupboard, laminate flooring, double glazed window to the rear, door access to lounge and door access to utility room.



### Utility Room

2.07m x 2.36m (6' 9" x 7' 9") Offering further plumbing space for freezer and tumble dryer, housing oil boiler, window to the rear and door access to rear gardens.

### Bedroom One

4.35m x 4.32m (14' 3" x 14' 2") Generous double bedroom offering neutral décor, laminate flooring, ceiling coving and double glazed window to the front boasting open countryside outlooks.

### Bedroom Two

3.98m x 3.27m (13' 1" x 10' 9") Generous double bedroom offering contemporary coloured décor, laminate flooring, ceiling coving and double glazed window to the rear.

### Shower Room

2.22m x 2.21m (7' 3" x 7' 3") Three piece white suite comprising of WC, wash hand basin vanity unit and electric double walk in shower cubicle, vinyl flooring and double glazed opaque window to the rear.



## External

Externally offering an substantial plot providing a large well manicured lawn with patio, pond, storage facilities and large mature wooded area. Further offering lawn to the front with off street parking to the side leading to rear gardens.

This generous plot offers scope for further development subject to relevant local consent.

## Council Tax Band

Band D

## DISLCAIMER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



