



93 Mary Morrison Drive  
Mauchline, KA5 6AR  
P.O.A.

**GREIG**  
*Residential*



# Mary Morrison Drive

Mauchline, KA5 6AR

Greig Residential are delighted to present to the market this superb three bedroom semi detached villa located within a popular residential area of Mauchline providing ease of access to local amenities, schooling and transport links. Offering spacious accommodation over two levels with neutral decor throughout, this property is also complemented by a large conservatory, private front and rear gardens and ample off street parking. This is the ideal family home and is sure to impress all who view.







#### Hallway

4.76m x 1.96m (15' 7" x 6' 5") Access is given via an outer white UPVC double glazed door to a welcoming entrance hallway offering neutral decor, two storage cupboard and a large under stairs storage and fitted carpet. The hallway gives access to the lounge, bathroom and a carpeted stair case leads to the upper level.

#### Lounge

4.17m x 3.94m (13' 8" x 12' 11") Generously proportioned main apartment boasting contemporary neutral decor, feature electric fire set within a wooden and stone surround, plentiful space for free standing furniture, hardwood flooring and a double glazed window to the front.

#### Kitchen

3.93m x 2.40m (12' 11" x 7' 10") Spacious fully fitted kitchen complete with ample wall and base storage units with complementary work surface, integrated oven, induction hob, plumbing and space for fridge freezer, washing machine and tumble drier, stainless steel sink and drainer, tiled flooring, double glazed window to the conservatory and double glazed opaque door leading to the conservatory.

#### Conservatory

3.60m x 3.60m (11' 10" x 11' 10") A superb rear facing conservatory offering neutral decor, fitted carpet, double glazed windows to two aspects and a double glazed door leading to the rear garden.

#### Bathroom

1.93m x 1.70m (6' 4" x 5' 7") Conveniently located on the lower level the family bathroom comprises of a wash hand basin, wc, bath with overhead mains shower, grey tiling to walls and flooring, chrome heated towel rail and a double glazed opaque window to the rear.



#### Bedroom One

5.05m x 2.70m (16' 7" x 8' 10") The impressive master bedroom is a generous double with fresh neutral decor, fitted carpet and a double glazed window to the front.

#### Bedroom Two

4.16m x 2.94m (13' 8" x 9' 8") A spacious double bedroom offering neutral decor, fitted carpet and a double glazed window to the rear.

#### Bedroom Three

3.09m x 2.98m (10' 2" x 9' 9") Bedroom three is a good sized double with fresh decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

#### Externally

This property boasts spacious private gardens to the front and rear, the front garden has a well manicured lawn bordered by decorative chips with a chipped driveway to the side allowing for ample off street parking. The rear garden has been designed with ease of maintenance in mind being fully paved with chips providing the perfect space for al fresco dining and entertaining.

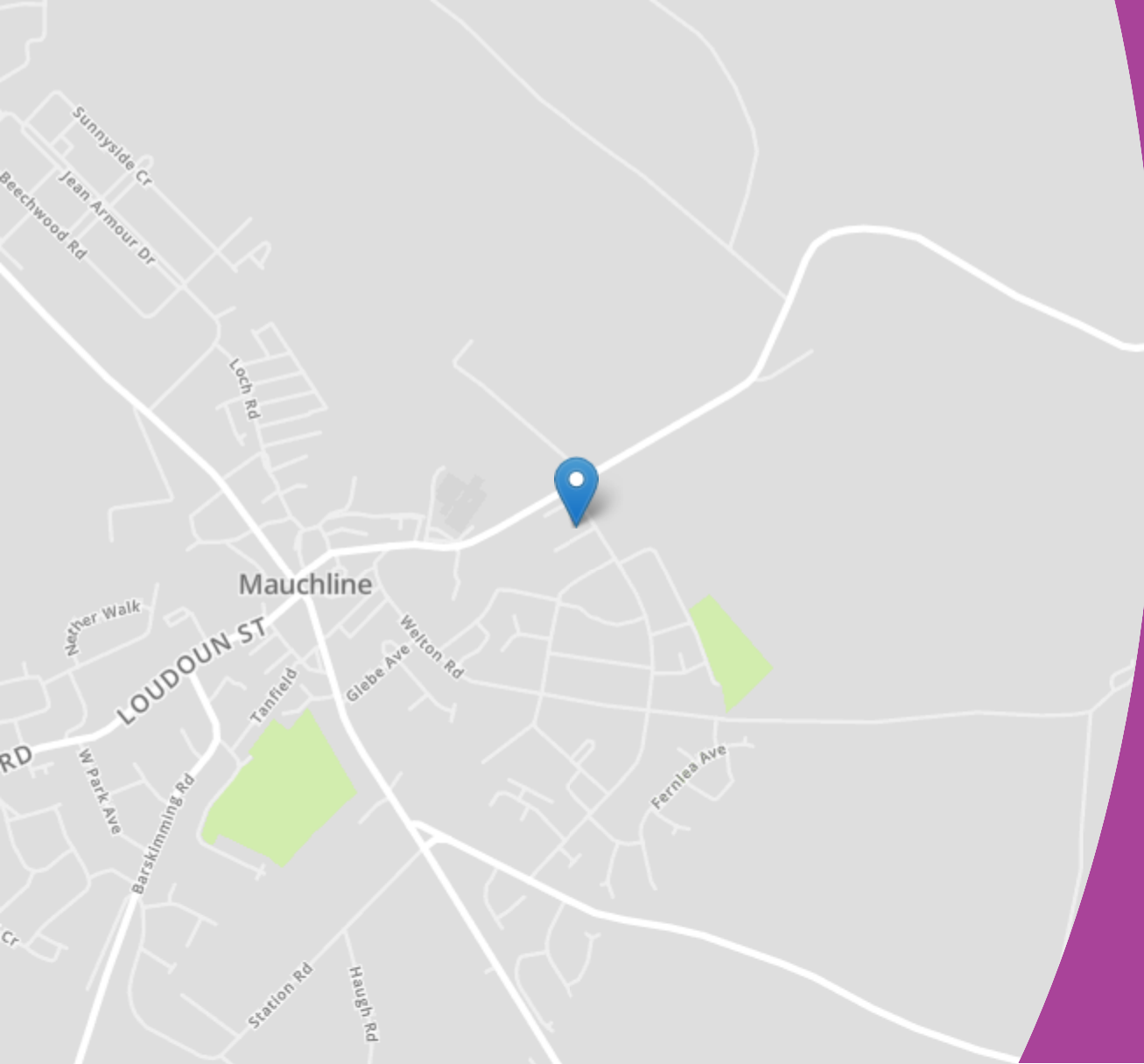
#### Council Tax Band

Band A

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