



39 Grassmillees Way
Mauchline, KA5 6EJ
P.O.A.

GREIG
Residential



Grassmillees Way

Mauchline, KA5 6EJ

Introducing this seldom available five bedroom, three public room modern detached villa boasting an enviable head of cul de sac position providing open countryside surroundings/outlooks to both the front and rear. Nestled within a highly regarded area of Mauchline allowing direct access to A76 transport links, this family villa was built by the current owner and has been lovingly maintained and upgraded providing high quality finishes throughout. Providing an unrivalled amount of flexible living space over two levels spanning over 200m², this is an excellent family villa allowing a versatile layout to suit a wide range of needs. Further enhanced by extensive intricately landscaped garden grounds, driveway and detached garage.





Entrance Porch

2.46m x 1.00m (8' 1" x 3' 3") With access via the outer UPVC door, the practical entrance porch offers laminate flooring with an inner UPVC double glazed door providing access into the hallway.

Hallway

8.31m x 5.56m (27' 3" x 18' 3") Spacious 'L' shaped welcoming hallway complete with neutral decor, ceiling spotlights and coving, quality 'Gerflor' oak effect flooring. Door access to most lower apartments including lounge, kitchen, dining room, bathroom and three bedrooms, carpeted staircase leading to the upper level.

Formal Lounge

7.12m x 4.09m (23' 4" x 13' 5") The expansive main living apartment offers stylish contemporary decor with quality Gerflor oak effect flooring, ceiling spotlights and coving. Double glazed window to the front boasting open outlooks, feature 9kw log burning stove and double doors leading into the sun room. A large apartment with plentiful space for freestanding furniture.



Sun Room

2.76m x 2.50m (9' 1" x 8' 2") Idyllic rear sun room with double glazed windows offering panoramic views of the landscaped garden and surrounding countryside. Neutral decor, laminate flooring and double glazed French doors leading out into the gardens.

Dining Room

4.52m x 3.59m (14' 10" x 11' 9") Sizeable dining room which could be utilised as a bedroom, offering soft decor, Gerflor flooring, ceiling coving and practical storage cupboard. Two double glazed windows to the side.

Dining Kitchen

3.64m x 3.04m (11' 11" x 10' 0") Modern fully fitted dining sized kitchen providing a range of stylish white gloss wall and base storage units with complimentary work surfaces, integrated oven, five burner gas hob, dishwasher and sink with waste disposal. Neutral decor, ceiling coving, Gerflor flooring and door access to utility room. Double glazed window to the rear with open country views and plentiful space for dining table and chairs.



Utility Room

2.04m x 1.60m (6' 8" x 5' 3") Practical, separate utility room providing additional storage units, work surface and plumbing/space for American style fridge/freezer and washing machine. Neutral decor with ceiling coving, door access to cloaks/wc and UPVC double glazed door leading out into the rear gardens.

Cloaks/WC

1.60m x 0.90m (5' 3" x 2' 11") Two piece cloaks/wc comprising of wash hand basin and wc set with neutral decor and ceiling coving.

Bedroom One

5.08m x 3.71m (16' 8" x 12' 2") Conveniently located on the ground floor is the principal suite comprising of the master bedroom, dressing room and en suite shower room. The master bedroom is a sizeable double offering tasteful decor, ceiling coving and fitted carpet. A selection of fitted mirrored door wardrobes and front facing double glazed window with open outlooks.

Master Dressing Room

2.84m x 1.68m (9' 4" x 5' 6") The enviable master dressing room is fully furnished with a selection of hanging and shelved storage, ceiling spotlights, neutral decor and fitted carpet.

Master En Suite

2.74m x 1.92m (9' 0" x 6' 4") Generous three piece master en suite shower room comprising of contemporary wash hand basin with vanity storage, wc and double shower cubicle with overhead mains shower. Stylish stone effect tiling to walls and floor, heated towel rail and double glazed opaque window to the side.

Bedroom Four

2.95m x 2.84m (9' 8" x 9' 4") A generous bedroom located on the ground floor with neutral decor, ceiling coving and fitted carpet. Fitted wardrobes and dual aspect double glazed window to the side.

Bedroom Five

3.04m x 2.88m (10' 0" x 9' 5") A flexible apartment which could lend itself as a home office/study, bedroom five offers neutral decor, ceiling coving and Gerflor flooring with a double glazed window to the rear providing open countryside outlooks.





Bathroom

4.08m x 2.16m (13' 5" x 7' 1") The four piece bathroom suite is positioned on the ground floor comprising of wash hand basin, wc, large Jacuzzi bath and separate shower cubicle with mains shower. Modern stone effect tiling to walls and floor, ceiling spotlights and coving, double glazed opaque window to the rear.

Upper Landing

4.40m x 4.26m (14' 5" x 14' 0") On the upper level the landing is of generous size offering excellent storage space in the form of fitted wardrobes and cupboards, neutral decor, fitted carpet and double glazed Velux window to the side. Door access to two large bedrooms and shower room.

Bedroom Two

6.00m x 3.66m (19' 8" x 12' 0") A large double bedroom offering soft decor, fitted carpet and fitted wardrobes. Double glazed Velux windows to the front and rear providing dual aspect welcoming countryside outlooks.

Bedroom Three

4.98m x 3.86m (16' 4" x 12' 8") Bedroom three is a generous double with neutral decor, fitted carpet and fitted wardrobes. Double glazed window to the front.

Shower Room

3.10m x 1.73m (10' 2" x 5' 8") Completing the accommodation is the three piece shower room located on the upper level comprising of wash hand basin, wc and shower cubicle with electric overhead power shower. Contemporary tiling to walls and floor, heated towel rail, ceiling spotlights and double glazed Velux window to the side.

Detached Garage

4.00m x 5.34m (13' 1" x 17' 6") Detached brick built garage with up and over door access is complete with power/electric supply and storage area to the rear.

External

Positioned upon a prominent, expansive plot, this family villa boasts private garden grounds to the front and rear which have been meticulously landscaped to a high standard. The front gardens offer a manicured lawn and sizeable driveway providing plentiful off street parking. The beautiful rear gardens are complete with an extensive lawn, paved pathway leading to a decorative paved patio and feature pond with decorative water feature. The rear gardens are bordered by fencing and hedging providing a peaceful outdoor space, with immediate countryside surroundings.





Council Tax

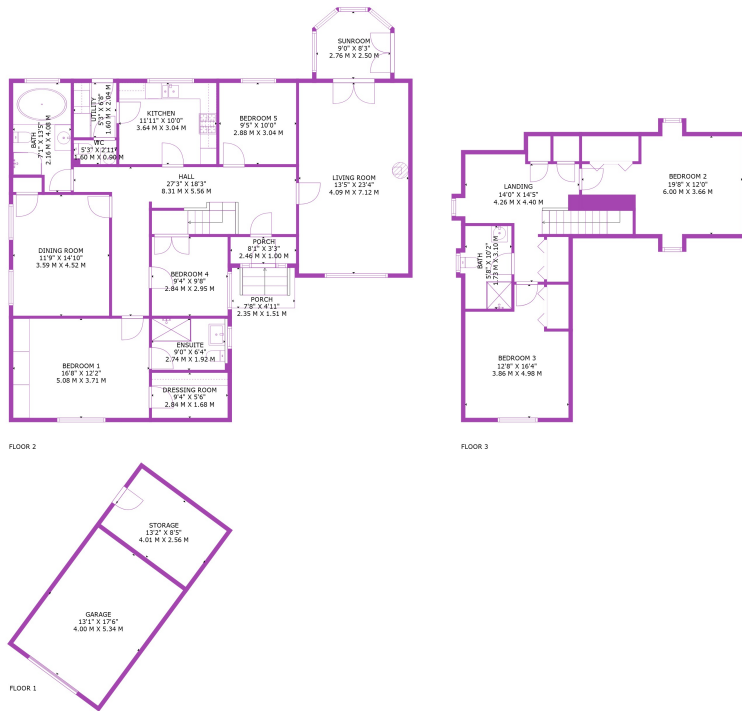
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TOTAL: 2159 sq. ft, 201 m2

BELOW GROUND: 0 sq. ft, 0 m2, FLOOR 2: 1636 sq. ft, 152 m2, FLOOR 3: 523 sq. ft, 49 m2
 EXCLUDED AREAS: GARAGE: 228 sq. ft, 21 m2, STORAGE: 110 sq. ft, 10 m2, PORCH: 64 sq. ft, 6 m2,
 LOW CEILING: 168 sq. ft, 15 m2

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