



29 Hamilton Avenue  
Mauchline, KA5 6BT  
P.O.A.

**GREIG**  
*Residential*





# Hamilton Avenue

Mauchline, KA5 6BT

Proudly presenting this charming three bedroom modern detached bungalow located within a highly regarded area of Mauchline boasting an extensive plot, landscaped with ease of maintenance in mind. Presented in excellent condition throughout with modern fixtures, fittings and decor throughout, with all accommodation conveniently on the level allowing a flexible layout, this bungalow will appeal to a wide range of purchasers. Further complemented by large driveway and detached garage.





#### Hallway

4.50m x 3.08m (14' 9" x 10' 1") With access via the outer UPVC door, the welcoming entrance hallway provides door access to all apartments with neutral decor and newly fitted laminate flooring.

#### Lounge/Dining

6.06m x 4.48m (19' 11" x 14' 8") The generously proportioned main living apartment is complete with soft decor with ceiling coving, newly fitted laminate flooring and two double glazed windows to the front. Sizeable open plan layout with plentiful space for living and dining furniture.

#### Kitchen

3.02m x 2.66m (9' 11" x 8' 9") Stylish fitted kitchen offering a range of contemporary cream gloss wall and base storage units with contrasting oak effect work surfaces, white composite sink and drainer, integrated oven, microwave, gas hob and hood. Plumbing/space for washing machine and fridge/freezer, tiled splashback and flooring, neutral decor and double glazed window to the side.

#### Bedroom One

3.75m x 2.57m (12' 4" x 8' 5") The master bedroom is a generous double offering neutral decor, fitted carpet and double glazed window to the rear overlooking the rear gardens.

#### Bedroom Two

3.45m x 2.80m (11' 4" x 9' 2") The second double bedroom is complete with neutral decor, fitted carpet and double glazed French doors leading out into the rear gardens. A flexible apartment which could be utilised as a dining room or second sitting room.

#### Bedroom Three

2.80m x 2.23m (9' 2" x 7' 4") Bedroom three offers a fitted carpet and neutral decor with a double glazed window to the rear.

#### Shower Room

2.45m x 2.45m (8' 0" x 8' 0") Completing the accommodation is the three piece shower room suite comprising of wash hand basin with vanity storage, wc and walk in shower cubicle with mains overhead shower and bi-folding glass screen. Wet wall finish around walls and wet room flooring, heated towel rail and double glazed opaque window to the side.

#### External

Positioned on a sizeable plot, this charming bungalow boasts private garden grounds to the front and rear, landscaped with ease of maintenance in mind. The front gardens are laid to chips with large monobloc driveway providing plentiful off street parking, leading to the detached garage with up and over door access. The rear gardens comprise of a generous chipped area and monobloc patio, fully enclosed by fencing providing a safe and peaceful outdoor space.

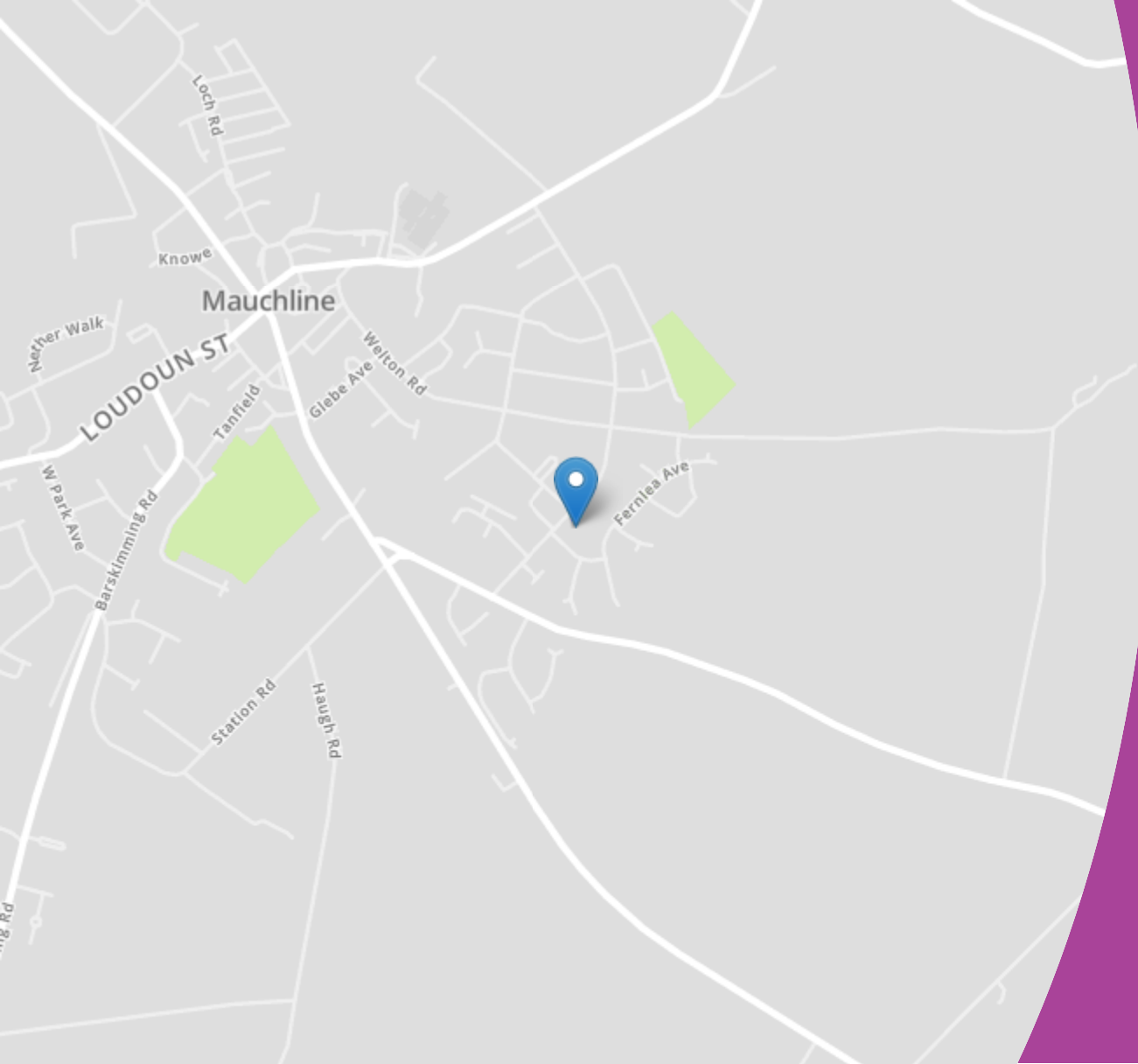
#### Council Tax

Band E

#### Disclaimer

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.





# GREIG *Residential*

Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)