



14 Beechgrove Road  
Mauchline, KA5 5DP  
Offers Over £125,000

**GREIG**  
*Residential*



# Beechgrove Road

Mauchline, KA5 5DP

Proudly presenting this impressive two bedroom modern semi detached bungalow boasting an idyllic, quaint cul de sac location within a highly regarded area of Mauchline with preferred immediate open outlooks to the rear. Internally finished to an excellent standard with generous, flexible accommodation conveniently all on the level, this bungalow will impress a wide range of purchasers. Further complimented by well maintained gardens, timber garage, generous driveway and Hive heating system.





#### Porch

1.22m x 1.04m (4' 0" x 3' 5") Practical entrance porch with access via the outer UPVC door offering tiled flooring, neutral decor and door access to hallway.

#### Hallway

2.99m x 1.27m (9' 10" x 4' 2") Welcoming hallway which provides door access to lounge, two bedrooms and bathroom with soft decor, fitted carpet and practical storage cupboard.

#### Formal Lounge

4.65m x 3.95m (15' 3" x 13' 0") The generously proportioned main apartment is complete with a feature electric fire within a decorative wood surround, soft neutral decor, fitted carpet and double glazed window to the front. Door access to kitchen and plentiful space for freestanding furniture.

#### Kitchen

3.95m x 2.66m (13' 0" x 8' 9") Impressive fitted kitchen providing a range of modern handle-less grey gloss wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, plumbing/space for appliances including cooker, washing machine, fridge/freezer and tumble dryer. Storage cupboard housing the combi boiler which is only one year old, laminate flooring, tiling to walls. Double glazed window to the rear and door leading out into the rear gardens.

#### Bedroom One

3.65m x 3.04m (12' 0" x 10' 0") The master bedroom is a sizeable double offering neutral decor and fitted carpet, fitted wardrobes providing storage space and double glazed window to the front.

#### Bedroom Two

3.70m x 3.57m (12' 2" x 11' 9") The second double bedroom is rear facing with a double glazed window boasting open outlooks. Contemporary decor, fitted carpet and fitted wardrobes.

#### Bathroom

2.60m x 2.46m (8' 6" x 8' 1") Completing the accommodation is the sizeable four piece bathroom suite comprising of wash hand basin with vanity storage, wc, bath and separate shower cubicle with electric overhead shower. Modern tiling to walls and floor, ceiling spotlights, heated towel rail and double glazed opaque window to the rear.

#### External

Positioned on a favourable sized plot, this bungalow boasts private garden grounds to the front and rear with sizeable driveway to the side providing plentiful off street parking, leading to the timber garage with power. The front gardens are mostly laid to chips with raised bedding areas providing a selection of shrubbery. The landscaped rear gardens comprise of a paved patio area, bedding plant area and well manicured lawn. Immediate open countryside neighbours the rear gardens.

#### Council Tax

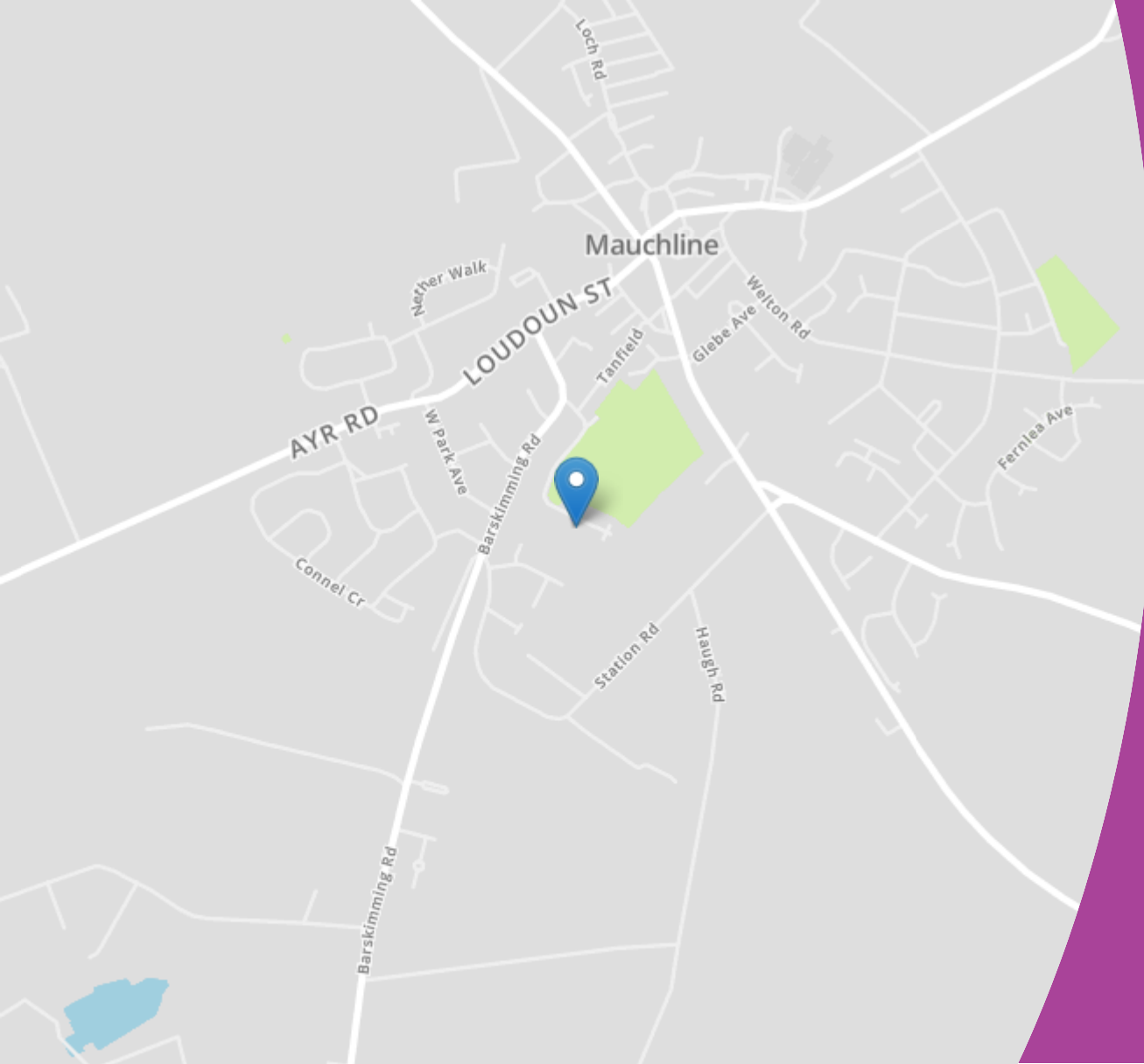
Band A

#### 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)