



Ground Floor Flat, 12 Loan  
Mauchline, KA5 6AN  
P.O.A.

**GREIG**  
*Residential*



# Loan

Mauchline, KA5 6AN

Proudly presented to the market is this traditional three-bedroom ground floor flat, ideally situated in the heart of Mauchline and within easy reach of local amenities and transport links. The property offers spacious, all on the level accommodation comprising a bright living room, separate dining room, three well proportioned double bedrooms and a separate shower room. Externally, the flat is further enhanced by an excellent rear garden, making it an attractive opportunity for a wide range of purchasers.





#### Hallway

1.11m x 5.30m (3' 8" x 17' 5") Accessed via outer wooden door, the hallway features soft decor, laminate flooring and a storage cupboard.

#### Livingroom

4.57m x 4.27m (15' 0" x 14' 0") Generous main apartment featuring soft decor, ceiling coving, fitted carpet, electric fireplace and double glazed window to the front.

#### Dining Area

3.69m x 2.71m (12' 1" x 8' 11") Dining room featuring soft decor, ceiling coving, double glazed window to the front and gives door access to the kitchen.

#### Kitchen

1.74m x 3.06m (5' 9" x 10' 0") Fitted kitchen offering wall and base units with white marble effect work surfaces, stainless steel sink and drainer, space for washing machine and cooker, tiled splashback, carpet tiles and two double glazed windows to the front.

#### Bedroom One

3.72m x 3.21m (12' 2" x 10' 6") Double bedroom with neutral decor with pink feature wall, ceiling coving, vinyl flooring, triple fitted wardrobes and double glazed window to the rear.

#### Bedroom Two

3.52m x 2.78m (11' 7" x 9' 1") Double bedroom featuring soft decor, ceiling coving, vinyl flooring, triple fitted wardrobes and double glazed window to the rear.

#### Bedroom Three

2.75m x 2.99m (9' 0" x 9' 10") Double bedroom featuring soft decor, ceiling coving, vinyl flooring and double glazed window to the rear.



#### Bathroom

1.67m x 1.80m (5' 6" x 5' 11") Three piece bathroom suite comprising of WC, wash hand basin, bath, neutral decor, half height tiles to the wall and a frosted glass window.

#### Shower Room

1.16m x 1.85m (3' 10" x 6' 1") Completing this property is a shower room with crisp white decor, electric shower cubicle with tiled walls and vinyl flooring.

#### External

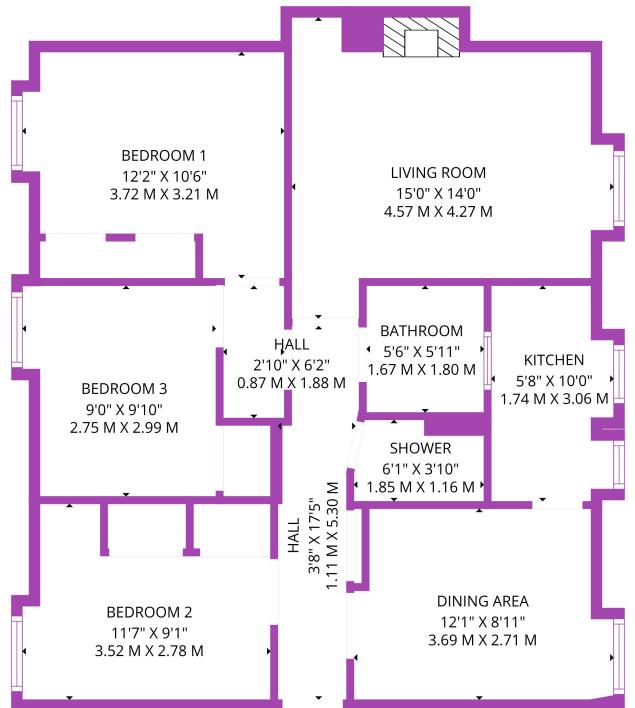
This property further benefits from a lovingly maintained private garden to the rear, wrapped in mature shrubbery, with well manicured lawns and plentiful areas for planting. Offering privacy, this would be the perfect garden space to relax.

#### Council Tax Band

Band C

#### Disclaimer

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**TOTAL: 811 sq. ft, 75 m<sup>2</sup>**  
Ground floor: 811 sq. ft, 75 m<sup>2</sup>  
EXCLUDED AREAS: BAY WINDOW: 4 sq. ft, 0 m<sup>2</sup>, WALLS: 58 sq. ft, 6 m<sup>2</sup>  
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