



Riverview

Sorn
P.O.A.

GREIG
Residential



Riverview

Sorn, Mauchline, KA5 6JA

Immerse yourself within the idyllic Scottish countryside by considering this charming three bedroom detached Bungalow, situated on the quaint banks of the river Ayr this superb family home is sure to impress even the most discerning of buyers. Boasting extensive all on the level accommodation complete with partial open plan aspects, large dining sized kitchen and an impressive Sun Room providing additional family space with open uninterrupted countryside views. Having been lovingly presented by the current owner in show home condition complete with contemporary neutral decor and stylish fixtures in fittings throughout, this the pinnacle of modern country style. An extensive plot offers mature wrap around landscaped gardens, ample off street parking and a large double garage, ticking all the boxes for the perfect home.

Located within the popular semi rural village of Sorn with open river and countryside outlooks whilst remaining close to local schooling and amenities with the town's of Mauchline and Galston only a short drive away.





Porch

1.96m x 1.48m (6' 5" x 4' 10")
Access is given via an outer UPVC double glazed storm door to a welcoming entrance hallway boasting contemporary neutral decor, sandstone effect tiled flooring and a decorative glazed inner door leading to the hallway.

Hallway

1.96m x 8.02m (6' 5" x 26' 4")
Grand entrance hallway offering contemporary decor, three practical storage cupboards, ceiling spotlights and oak effect laminate flooring. The hallway gives access to the lounge, kitchen, three bedrooms and bathroom.

Lounge

4.98m x 5.07m (16' 4" x 16' 8")
Decorative glazed double door provide access to the generously proportioned main apartment boasting contemporary decor, a feature log burning stove, plentiful space for free standing furniture, ceiling coving, oak effect laminate flooring and triple aspect double glazed window providing open river and countryside outlooks.

Kitchen

4.99m x 6.28m (16' 4" x 20' 7")
Impressive dining sized kitchen complete with a modern open aspects with an open plan layout to the sun room. The





kitchen offers stylish white gloss wall and base storage units with complimentary stone effect worksurface, integrated oven, ceramic hob and hood, plumbing and space for american fridge freezer and integrated dish washer, neutral decor, tiled splash back, ceiling spotlights, oak laminate flooring and four double glazed windows to the side. Door access is given to the utility room.

Sun Room

3.67m x 4.46m (12' 0" x 14' 8")
Superb sun room providing additional family space complete with neutral decor, oak effect laminate flooring, an

archway to the kitchen providing an open plan layout and double glazed windows to three aspects offering open garden views.

Utility Room

3.89m x 1.42m (12' 9" x 4' 8")
Practical utility comprising of plumbing and space for washing machine and tumble drier, sink with mixer taps, neutral decor, laminate flooring and a double glazed window to the side.

Bedroom One

4.08m x 4.51m (13' 5" x 14' 10")
The impressive master bedroom is a generous double boasting contemporary neutral decor, a selection of fitted



wardrobes, ceiling spotlights and coving, oak effect laminate flooring, double glazed french door accessing the rear garden and access to en-suite facilities.

En-Suite

1.98m x 1.88m (6' 6" x 6' 2") Stylish en-suite comprising of a wash hand basin and vanity wc set, shower cubicle with mains shower, wet wall ceiling and ceiling spotlights, contemporary tiling to walls and flooring and a double glazed opaque window to the rear.

Bedroom Two

4.08m x 3.50m (13' 5" x 11' 6") A spacious double bedroom with neutral decor, fitted wardrobes

coving and spotlights, oak effect laminate flooring and two double glazed windows to the side.

Bedroom Three

4.08m x 3.13m (13' 5" x 10' 3") Bedroom three is a spacious double offering neutral decor, fitted wardrobes, ceiling coving and spotlights, oak effect laminate flooring and a two double glazed windows to the front.

Bathroom

2.06m x 3.29m (6' 9" x 10' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with mixer taps, separate shower cubicle





with mains shower, stylish tiling to walls and flooring and a double glazed opaque window to the rear.

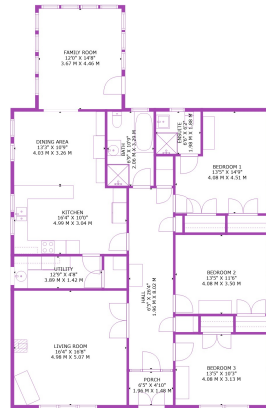
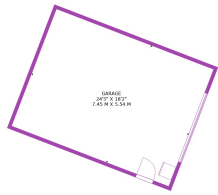
Externally

This property boasts wrap around private gardens complete with a well manicured lawn to the front with a tarmac drive allowing for ample off street parking leading to the spacious double garage. The landscaped rear garden offers a large well manicured lawn with feature timber bedding area bordering and elevated paved patio perfect for al fresco dining and entertaining.

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Total scanned area: 2333 sq. ft

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