



1 Ballochmyle Avenue
Mauchline, KA5 6BB
P.O.A.

GREIG
Residential



Ballochmyle Avenue

Mauchline, KA5 6BB

Ideally situated on a generous corner plot located within a popular residential area of Mauchline, this impressive three bedroom semi detached home boasts spacious accommodation over two levels with contemporary stylish decor and further benefitting ample off street parking, large low maintenance gardens and a garage. Located in the heart of Mauchline close to local amenities, schooling and transport links, offering a wealth of potential this property is sure to appeal to a wide range of buyers and will impress all who view.





Hallway

Accessed via an outer wooden door, the hallway features neutral decor, fitted carpet on the staircase, door access to the livingroom.

Living room

3.55m x 6.07m (11' 8" x 19' 11") Generous main apartment offering stylish modern decor, ceiling spotlights, laminate flooring, stylish anthracite radiator, semi open plan access to the kitchen, double glazed window to the front and double glazed french doors leading to the rear garden.

Kitchen

2.84m x 6.07m (9' 4" x 19' 11") Spacious fitted kitchen offering an array of white gloss wall and base units, contrasting anthracite marble effect work surfaces, integrated gas hob and hood, electric oven, undercounter space for washing machine, dishwasher, tumble drier, fridge freezer, modern decor with wet wall finish, ceiling spotlights, vinyl tile flooring, storage cupboards and double glazed windows to the front and rear.

Bedroom One

3.55m x 3.63m (11' 8" x 11' 11") Double bedroom featuring neutral decor, ceiling coving, laminate flooring, storage cupboard, fitted drawers and cupboard space and double glazed window to the front.

Bedroom Two

4.52m x 2.33m (14' 10" x 7' 8") Double bedroom featuring neutral decor, ceiling coving, laminate flooring and double glazed window to the rear.

Bedroom Three

1.87m x 3.60m (6' 2" x 11' 10") Third bedroom featuring neutral decor, ceiling coving, laminate flooring, storage cupboard and double glazed window to the front.

Shower Room

1.86m x 1.75m (6' 1" x 5' 9") Three piece wet room featuring WC, wash hand basin with storage, mains shower, ceiling spotlights, wet wall finish to the walls and opaque double glazed window to the rear.

Externally

Situated on a corner plot this property benefits from a large low maintenance front garden offering ample secure off street parking, a large garage making the perfect workspace or storage space, the rear garden offers privacy and security, designed with ease of maintenance in mind offering a large patio area laid to slab and a chipped boundary.

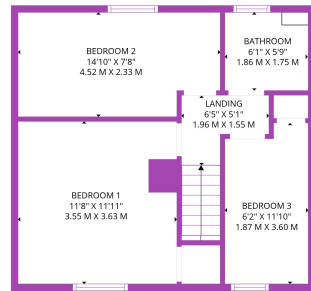
Council Tax Band

Band A

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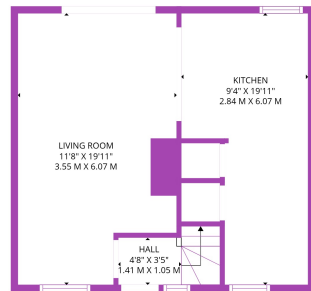




2ND FLOOR



1ST FLOOR



TOTAL: 848 sq. ft, 78 m2

1st Floor: 424 sq. ft, 39 m2, 1st floor: 424 sq. ft, 39 m2

EXCLUDED AREAS: GARAGE: 134 sq. ft, 12 m2, WALLS: 109 sq. ft, 11 m2

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