



55 Sunnyside Crescent
Mauchline, KA5 6DY
P.O.A.

GREIG
Residential



Sunnyside Crescent

Mauchline, KA5 6DY

Proudly presenting to the market this superb two bedroom ground floor flat situated within a popular residential area of Mauchline offering convenient ease of access to all local amenities and transport links. Boasting spacious all on the level accommodation complimented by neutral decor throughout. Further benefiting from private front and rear door access, low maintenance private gardens and off street parking, this is the ideal first time buy, downsize or investment and is sure to impress all who view.





Hallway

1.07m x 4.92m (3' 6" x 16' 2") Access is given to a welcoming spacious hallway offering neutral decor, two practical storage cupboards and laminate flooring. The hallway gives access to all apartments.

Lounge

3.84m x 4.90m (12' 7" x 16' 1") Generously proportioned main apartment boasting neutral decor, plentiful space for free standing furniture, ceiling coving and a double glazed window to the front. Requires floor covering.

Kitchen

2.99m x 3.24m (9' 10" x 10' 8") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, plumbing and space for a cooker, fridge freezer and washing machine, stainless steel sink and drainer, neutral decor, laminate flooring, a double glazed window to the rear and a door to the rear garden.

Bedroom One

4.13m x 3.67m (13' 7" x 12' 0") The master bedroom is a generous double offering neutral decor, two double fitted wardrobes providing ample storage and a double glazed window to the front. Requires floor covering.

Bedroom Two

4.13m x 2.95m (13' 7" x 9' 8") Spacious double bedroom with neutral decor, double fitted wardrobe and a double glazed window to the rear. Requires floor covering.

Bathroom

1.91m x 1.87m (6' 3" x 6' 2") Completing the accommodation is the wet room comprising of a wash hand basin, wc, electric shower, neutral decor with a wet wall and tiled finish, heated towel rail, vinyl flooring and a double glazed window to the rear.

Externally

The property boasts spacious private gardens to the front and rear, the front garden offers a well manicured lawn and a chipped and paved driveway allowing for ample off street parking. The fully enclosed rear garden is complete with a large spacious lawn and a paved patio perfect for al fresco dining and entertaining.

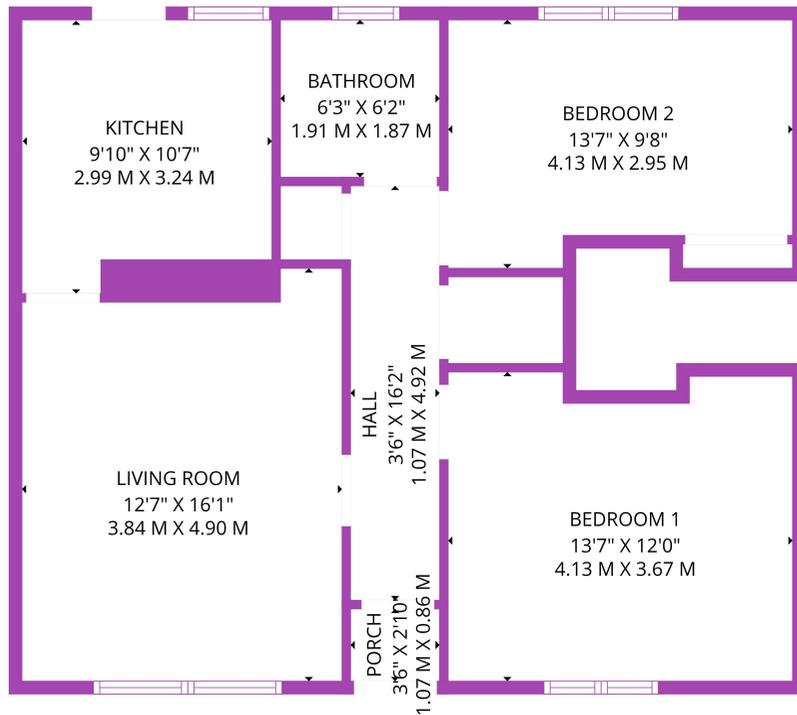
Council Tax Band

Band A

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TOTAL: 722 sq. ft, 67 m²
Ground floor: 722 sq. ft, 67 m²
EXCLUDED AREAS: PORCH: 10 sq. ft, 1 m², WALLS: 68 sq. ft, 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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