



Stables Cottage
Crosshands
P.O.A.

GREIG
Residential



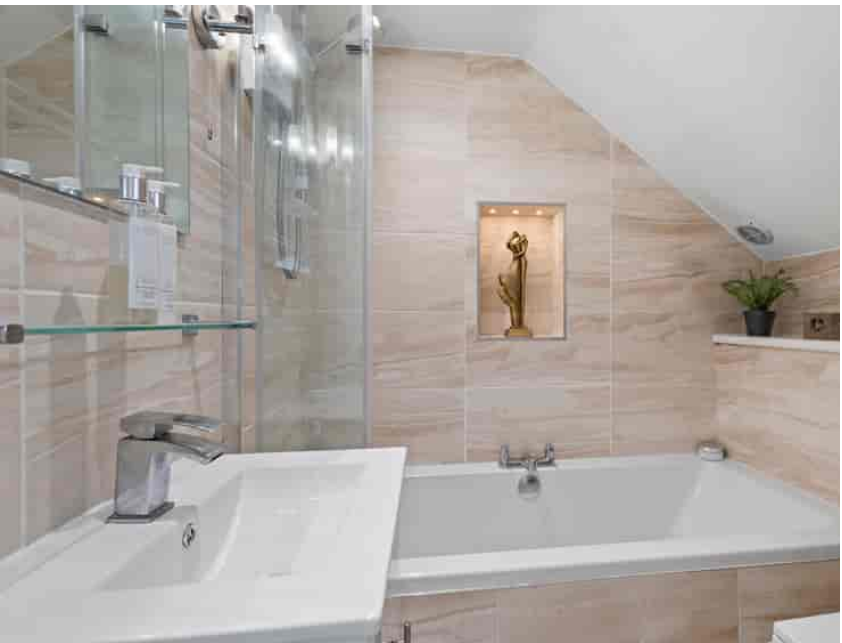
Stables Cottage

Mauchline, KA5 5TP

Perfectly positioned within the rarely available idyllic hamlet of Crosshands, this superb two bedroom terraced cottage offers the perfect semi rural retreat surrounded by uninterrupted views of the rolling Ayrshire countryside. Having been beautifully and thoughtfully presented by the current owner with contemporary neutral decor and modern fixtures and fittings throughout, this spacious cottage further benefits from a traditional log burner and a spacious second family room fully double glazed to the rear taking full advantage of the rural aspects. Situated on a extensive plot with off street parking and large fully enclosed private gardens to the rear this is the epitome of the perfect country home.

Ideally placed between the town's of Kilmarnock, Galston and Mauchline all providing ease of access to all local amenities, schooling and transport links, this is sure to impress even the most discerning of buyers.





Porch

1.33m x 1.31m (4' 4" x 4' 4") Access is given via an outer composite door to a welcoming entrance porch offering neutral decor, a practical storage cupboard, laminate flooring and a door leading to the Lounge.

Lounge

4.91m x 6.00m (16' 1" x 19' 8") Generously proportioned main apartment boasting fresh white decor, feature log burner with stunning solid wood mantle, plentiful space for free standing furniture, ceiling spotlights, laminate flooring and a double glazed window to the front. Door access is given to the dining/sitting room and a carpeted staircase leads to the upper level.

Dining/Sitting Room

5.51m x 4.05m (18' 1" x 13' 3") Rear facing second apartment flexible in use offering contemporary decor, laminate flooring, the rear wall is complete with double glazed windows providing a superb light space overlooking the garden and a door leading to the lounge and kitchen.

Kitchen

2.71m x 5.77m (8' 11" x 18' 11") Stylish fully fitted kitchen complete with ample wall and base units providing ample storage with complimentary work surface, plumbing and space for a range cooker with range master extractor hood, american fridge freezer, washing machine and dishwasher, stainless steel sink and drainer, neutral decor, stainless steel splashback, ceiling spotlights, laminate flooring and a double glazed window to the front.

Bedroom One

2.92m x 4.78m (9' 7" x 15' 8") The impressive master bedroom is a spacious double offering soft neutral decor, fitted wardrobes offering ample storage, fitted carpet, double glazed velux to the front and rear and access to en-suite facilities.

En-Suite

0.94m x 2.41m (3' 1" x 7' 11") Modern en-suite comprising of a wash hand basin with vanity unit, wc, shower cubicle, neutral tiling to walls, ceiling spotlights and laminate flooring.

Bedroom Two

2.72m x 2.65m (8' 11" x 8' 8") A spacious double bedroom with contemporary decor, ceiling spotlights, fitted carpet and a double glazed velux to the rear.

Bathroom

1.70m x 1.59m (5' 7" x 5' 3") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead electric shower, chrome heated towel rail, ceiling spotlight, tiling to walls and flooring.

Externally

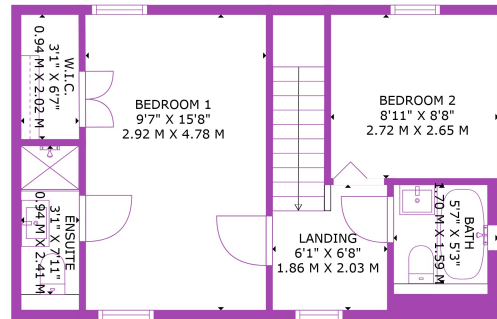
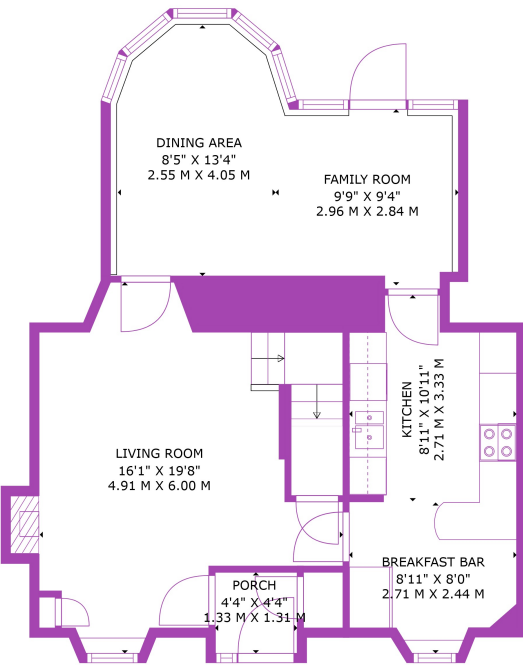
This property further benefits from extensive garden grounds, the front of the property has been laid to tarmac allowing for ample off street parking whilst the large rear garden is fully enclosed and is complete with a spacious well manicured lawn area with stunning uninterrupted countryside views and an elevated decked patio area perfect for al fresco dining and entertaining.

Council Tax Band

Band C

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Total scanned area: 1154 sq. ft

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