



49 Montgomerie Street

Tarbolton

Mauchline, KA5 5PY

P.O.A.

GREIG
Residential



Montgomerie Street

Tarbolton, Mauchline, KA5 5PY

Presented to the market is this outstanding five apartment traditional detached villa, recently refurbished to an exacting standard to create a truly striking family home with undeniable wow factor. Spanning two generous levels, the property offers a contemporary open plan extension and a flexible, adaptable layout perfectly suited to modern living. Finished to an impeccable walk-in standard, it showcases fresh contemporary décor, newly fitted flooring, and high quality fixtures and fittings throughout. Externally, the home is complemented by ample off street parking and extensive private, low maintenance gardens, making it ideal for family life.

Situated within the ever popular semi rural village of Tarbolton, the property enjoys easy access to local amenities and schooling, as well as excellent transport links to Kilmarnock and Ayr. With the rolling Ayrshire countryside just a short stroll away, it offers the perfect blend of peaceful surroundings and everyday convenience. Early viewing is essential to truly appreciate the quality and character of this exceptional family home, which is certain to impress even the most discerning purchaser.





Hallway

2.39m x 6.00m (7' 10" x 19' 8") The welcoming entrance hallway is complete with neutral modern decor, LVT flooring, practical storage cupboard and carpeted staircase with feature glass balustrade leading to the upper level. Door access to two double bedrooms, open plan living area, utility room and bathroom.

Lounge/Diner

4.62m x 5.54m (15' 2" x 18' 2") The impressive striking rear extension houses the excellent open plan living area and kitchen, with a wealth of floorspace to accommodate both living and dining furniture. Complete with neutral decor, LVT flooring, four feature skylight windows and double glazed windows to both the side and rear allowing an abundance of light.

Kitchen

3.24m x 4.79m (10' 8" x 15' 9") Forming part of the open plan living area, the modern brand new fully fitted kitchen provides a great range of grey contemporary wall and base storage units with complimentary work surfaces, composite sink and drainer, integrated appliances including oven, electric hob, hood, fridge, freezer and dishwasher. Neutral decor, LVT flooring and French doors leading into the rear gardens.

Utility Room

1.53m x 3.45m (5' 0" x 11' 4") Practical, sizeable utility room providing a range of additional wall and base storage units and work surfaces, plumbing/space for washing machine and tumble dryer. Neutral decor, LVT flooring, storage cupboards, stainless steel sink and door leading out to the side gardens.

Bathroom

2.99m x 1.84m (9' 10" x 6' 0") Conveniently located on the lower level is the four piece family bathroom suite comprising of a wash hand basin, wc, bath and shower cubicle with overhead shower, modern decor with stylish wet wall finish, heated towel rail, ceiling spotlights, LVT Flooring and a double glazed window to the side.

Bedroom One

2.71m x 6.07m (8' 11" x 19' 11") The master bedroom is an impressive double boasting modern decor, fitted carpet and dual aspect double glazed windows to the front and rear.

Bedroom Two

3.68m x 3.40m (12' 1" x 11' 2") Spacious double bedroom with modern decor, fitted carpet and two double glazed windows to the front.

Bedroom Three/Family Room

3.39m x 5.05m (11' 1" x 16' 7") Spacious apartment located on the lower level that could be flexibly utilised to suit any family requirement, offering modern decor, fitted carpet and a double glazed window to the front.

Bedroom Four

2.71m x 5.06m (8' 11" x 16' 7") Located on the lower level, a spacious bedroom complete with neutral decor, fitted carpet and a double glazed window to the front.

Bathroom

2.88m x 1.84m (9' 5" x 6' 0") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, shower cubicle with overhead shower, modern decor, heated towel rail, ceiling spotlights and LVT flooring.

Externally

Situated on a generous wrap around plot, the property features an attractive chipped and paved pathway along with an extensive concrete area offering ample off-street parking. This versatile outdoor space also provides a blank canvas, ready to be tailored to your individual needs.

Council Tax Band

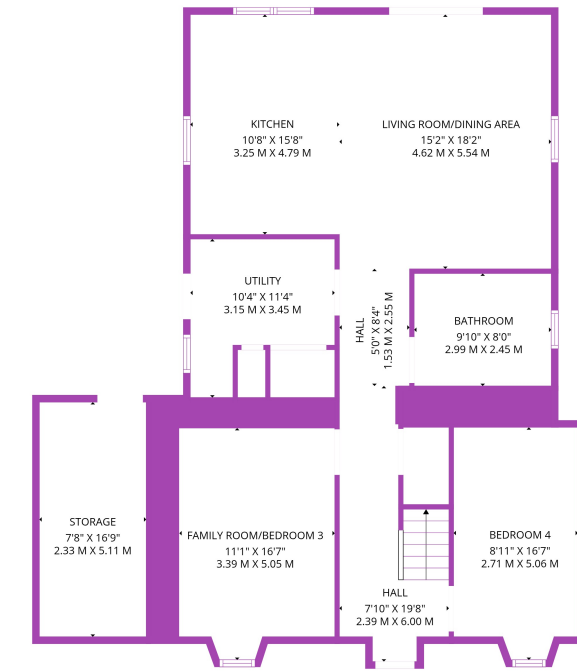
Band

Disclaimer

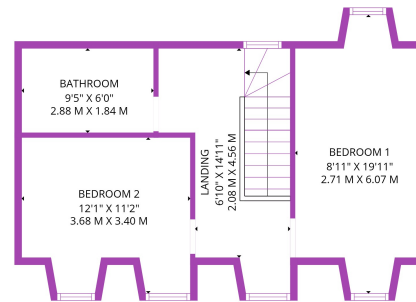
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GROUND FLOOR



1ST FLOOR

TOTAL: 1621 sq. ft, 150 m2

Ground floor: 1155 sq. ft, 107 m2, 1st floor: 466 sq. ft, 43 m2

EXCLUDED AREAS: STORAGE: 128 sq. ft, 12 m2, UTILITY: 90 sq. ft, 8 m2, WALLS: 144 sq. ft, 13 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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