



8 Anderson Crescent

Sorn

Mauchline, KA5 6HX

P.O.A.

**GREIG**  
*Residential*



# Anderson Crescent

Sorn, Mauchline, KA5 6HX

Tucked away in the charming village of Sorn, this impressive three bedroom semi detached villa offers a peaceful semi rural setting, surrounded by the stunning Ayrshire countryside with picturesque open views and river outlooks. Despite its tranquil location, it remains within easy reach of local schools and everyday amenities, with the nearby towns of Mauchline and Galston just a short drive away. The property provides spacious and flexible accommodation over two levels, ideal for both family living or those seeking the convenience of predominantly single level use. Beautifully presented throughout, it features a modern, neutral décor complemented by high quality fixtures and fittings. Outside, the home benefits from well maintained, landscaped gardens and generous off street parking. Perfect for first time buyers, growing families, or those looking to downsize, this delightful home offers a wonderful retreat that is sure to impress all who visit.





### Hallway

2.45m x 4.68m (8' 0" x 15' 4") Access is given to a welcoming entrance hallway offering neutral decor, practical storage cupboard and laminate flooring. The hallway gives access to the lounge, kitchen, bedroom two and three, bathroom and a carpeted staircase leads to the upper level.

### Lounge

4.42m x 4.09m (14' 6" x 13' 5") Generously proportioned main apartment boasting neutral decor, feature fireplace with stunning solid wood surround, ceiling coving, traditional Edinburgh press, laminate flooring and a double glazed window to the front.

### Kitchen

3.19m x 2.53m (10' 6" x 8' 4") Fully fitted kitchen complete with modern wall and base units providing ample storage with complimentary work surface, plumbing and space for an oven, electric hob, plumbing and space for a washing machine and fridge freezer, stainless steel sink and drainer, neutral decor with stylish splashback, vinyl flooring and a double glazed window to the front.

### Bedroom One

4.42m x 4.74m (14' 6" x 15' 7") The master bedroom is a generous double boasting neutral decor, modern laminate flooring and a double glazed velux window to the front and rear.

### Bedroom Two

3.10m x 3.74m (10' 2" x 12' 3") Conveniently located on the lower, a spacious double bedroom with neutral decor, laminate flooring and a double glazed window to the rear.

### Bedroom Three

3.09m x 3.69m (10' 2" x 12' 1") Bedroom three is a good sized apartment located on the lower level that could be flexible utilised as an additional family room or home office, offering neutral decor, laminate flooring and a double glazed window to the rear.

### Bathroom

1.88m x 1.71m (6' 2" x 5' 7") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, neutral decor with stylish wet wall in shower, heated towel rail, laminate flooring and a double glazed window to the side.

### Externally

Set on a spacious plot this property further benefits from private gardens to the front, side and rear. The front garden offers a beautifully manicured lawn with a large tarmac driveway to the side providing ample off street parking. Whilst the rear garden has been designed with ease of maintenance in mind with an area laid to chips, drying area and a large paved patio perfect for al fresco dining and entertaining.

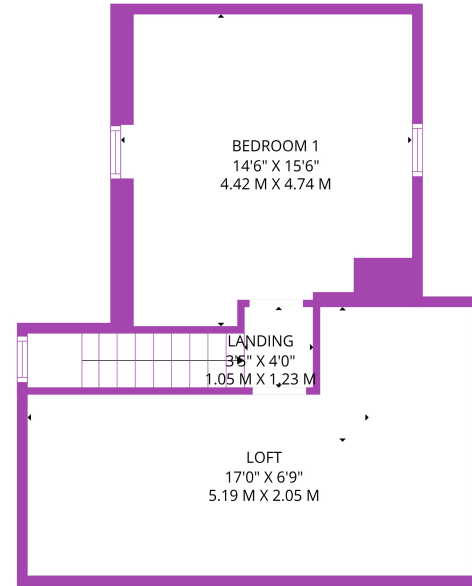
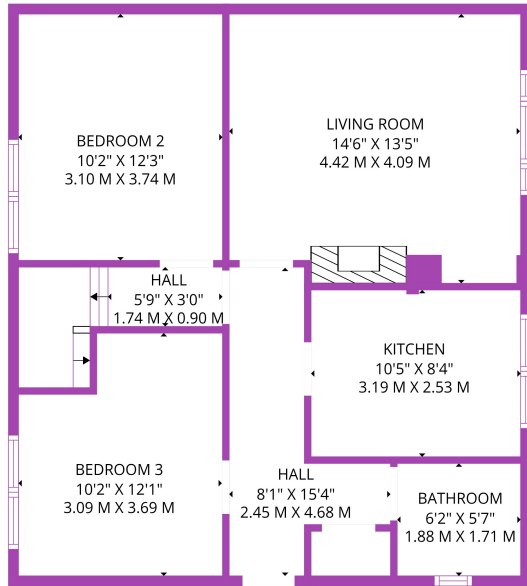
### Council Tax Band

Band A

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GROUND FLOOR

1ST FLOOR



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