



87 Fail Avenue

Tarbolton  
Mauchline, KA5 5RL  
P.O.A.

GREIG  
*Residential*





# Fail Avenue

Tarbolton, Mauchline, KA5 5RL

Set in a peaceful and picturesque location boasting open countryside views, this beautifully presented three-bedroom semi-detached villa is sure to impress. Situated in the popular and growing commuter village of Tarbolton, the property offers convenient access to a wide range of local amenities, well-regarded schools, and excellent transport links to Ayr, Kilmarnock, and Glasgow. Lovingly maintained and beautifully presented, this home showcases contemporary décor and high-quality modern fixtures and fittings throughout, complimented by a thoughtfully designed garden oasis to the rear and plentiful off-street parking, adding everyday convenience, to the front. This property truly embodies the essence of modern, tranquil family living.





### Hallway

1.97m x 1.84m (6' 6" x 6' 0") Access via out white UPVC door into hallway offering modern décor, laminate flooring, double glazed window to the front, two storage cupboards, staircase to upper level and access to all apartments.

### Lounge

3.49m x 5.91m (11' 5" x 19' 5") Generous proportioned main apartment offering contemporary neutral décor, laminate flooring, double glazed window to the front and door access to kitchen and hallway.

### Kitchen

2.78m x 2.42m (9' 1" x 7' 11") The contemporary fitted kitchen boasts a range of sleek white gloss wall and base units, complemented by wood-effect work surfaces and a stylish decorative tiled splashback. Integrated appliances include an oven with induction hob and extractor hood, washing machine, and fridge freezer. A stainless steel sink with drainer sits beneath a double-glazed side window, allowing natural light to fill the space. Finished with neutral décor, modern laminate flooring, and ceiling spotlights, this kitchen combines practicality with contemporary style, with convenient door access leading directly to the rear garden.



### Bedroom One

3.72m x 3.98m (12' 2" x 13' 1") Generous double bedroom offering contemporary décor, fitted carpet, double glazed window to the rear boasting open countryside views and provides space for free standing wardrobe.

### Bedroom Two

2.55m x 3.98m (8' 4" x 13' 1") Generous double bedroom offering neutral décor, fitted carpet and double glazed window to the rear boasting open countryside views.

### Bedroom Three

2.73m x 2.37m (8' 11" x 7' 9") Generous double bedroom, currently utilised as a home office, offering neutral décor, fitted carpet, practical storage cupboard and double glazed window to the front.

### Bathroom

2.78m x 1.45m (9' 1" x 4' 9") Four piece suite, located on the lower level, comprising of WC, wash hand basin, shower cubicle with mains operated shower and bath, heated towel rail, fully tiled to walls, tiled flooring, ceiling spotlights and double glazed opaque window to the side.



## External

Step into a thoughtfully designed outdoor space that perfectly balances relaxation and style. A spacious raised decking area provides the ideal spot for outdoor dining and entertaining. To the bottom of the garden, a charming wooden pergola creates the perfect space to enjoy uninterrupted countryside views.

At the heart of the garden sits a versatile garden room, offering the perfect space for a home office or tranquil retreat.

This property benefits from a detached garage, providing secure storage or ideal space for a workshop, complete with easy access. In addition, a private driveway offers generous off-street parking, comfortably accommodating multiple vehicles. Complimented by low maintenance chipped garden to the front.

## Council Tax Band

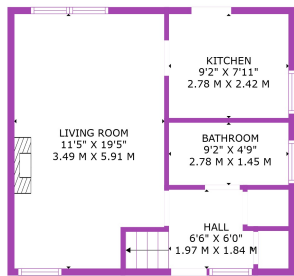
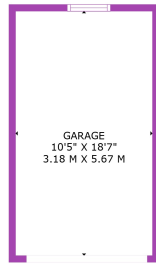
Band A

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FLOOR 1



FLOOR 2

**TOTAL: 810 sq. ft, 76 m<sup>2</sup>**

FLOOR 1: 405 sq. ft, 38 m<sup>2</sup>, FLOOR 2: 405 sq. ft, 38 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 194 sq. ft, 18 m<sup>2</sup>

WALLS: 97 sq. ft, 8 m<sup>2</sup>

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Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)