



111 Mauchline Road

Hurlford
Kilmarnock, KA1 5DE
P.O.A.

GREIG
Residential



Mauchline Road

Hurlford, Kilmarnock, KA1 5DE

Proudly presenting to the market this traditional sandstone terraced cottage located in the ever popular village of Hurlford offering ease of access to local amenities, schooling and transport links to Kilmarnock town centre and Ayr and Glasgow via the M77. Boasting spacious accommodation over two levels with neutral décor and modern fixtures and fittings throughout. Further benefiting from low maintenance private gardens to the front and rear and ample off street parking, this is the perfect family home, downsize or first time buy and is sure to impress all who view.





Vestibule

Access is given via an outer composite double glazed door to a welcoming entrance vestibule offering traditional tiled flooring and a decorative wooden glazed door leading to hallway.

Hallway

A spacious welcoming hallway boasting contemporary decor, practical under stair storage cupboard and fitted carpet. The hallway gives access to the lounge and downstairs bedroom.

Lounge

3.75m x 3.74m (12' 4" x 12' 3") The lounge is a generously proportioned main apartment, neutral decor, fitted carpet, double glazed rear facing window, giving access to the kitchen and to the upper level via staircase.

Kitchen

5.76m x 4.22m (18' 11" x 13' 10") Contemporary handle less cream gloss fitted kitchen with base and wall units, contrasting black work surfaces, integrated gas hob and oven, plumb space for an American style fridge freezer, washing machine, dishwasher, laminate flooring, open plan to a conservatory which offers a practical dining space or office area, neutral decor, ceiling spotlights and French doors to rear gardens.

Bedroom One

3.74m x 3.65m (12' 3" x 12' 0") A generous master bedroom, conveniently located on the lower level boasting stylish contemporary decor, shelved recess, traditional high ceilings complemented with cornicing, fitted carpet, double glazed window to front and access to en-suite.

Ensuite

3.74m x 1.20m (12' 3" x 3' 11") A modern spacious en-suite comprising of three piece suite, double mains fed waterfall shower cubicle, WC, wash hand basin, white vanity combination unit, heated towel rail, stylish wet wall finish to walls and ceiling, ceiling spot lights and click vinyl flooring.

Bedroom Two

4.73m x 3.73m (15' 6" x 12' 3") Generous double bedroom complete with contemporary decor, fitted wardrobes with hanging space, fitted carpet and double glazed dormer window to front.

Bathroom

2.31m x 1.78m (7' 7" x 5' 10") Completing the accommodation is the family bathroom comprising of a three piece suite complete with wash hand basin and vanity unit, wc, bath with overhead mains shower, stylish wet wall finish to walls and ceiling, heated towel rail, laminate flooring and double glazed opaque window to front.

External

This traditional bungalow offers private gardens to the front and rear of the property, the front garden is laid to chip with mature shrubbery. The spacious rear garden is complete with private parking equipped with EV charging facility, sheltered canopy, well maintained lawn area, large planters and a private decking area perfect for al fresco dining.

Council Tax Band

Band B

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Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk