



11 Hillhead Crescent,

Mauchline,
East Ayrshire, KA5 5DW

P.O.A.

GREIG
Residential



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Perfectly positioned within the ever popular Hillhead Heights development, this pristine three bedroom detached villa is the epitome of the modern family home. Boasting space accommodation over two levels further benefiting from a stylish open plan living area complete with bi-folding doors providing a seamless transition to the landscaped garden, a perfect space for family living and entertaining. Having been lovingly presented by the current owner with contemporary decor and modern fixtures and fittings throughout, this superb villa is complimented by private landscaped gardens and ample off street parking. Located within ease of access to all local amenities, transport links and schooling, this is sure to impress even the most discerning of buyers.





Hallway

4.77m x 2.59m (15' 8" x 8' 6") Access is given via an outer composite door to a welcoming entrance hallway offering contemporary neutral decor and laminate flooring. The hallway provides access to the open plan living/kitchen area, cloaks/wc and a carpeted staircase leads to the upper level.

Cloaks/wc

2.12m x 1.15m (6' 11" x 3' 9") Practical cloaks/wc comprising of a washing machine, wc, stylish tiling to walls, laminate flooring and a double glazed window to the front.

Lounge/Kitchen

8.26m x 5.52m (27' 1" x 18' 1") Impressive 'L' shaped open aspect living and dining sized kitchen boasting feature Bi-folding triple doors overlooking and providing access to the rear garden, contemporary neutral decor, ceiling spotlights, practical under stairs storage cupboard, laminate flooring and a double glazed window to the front.

The modern fully fitted kitchen is complete with stylish wall and base units providing ample storage with complimentary work surface, integrated oven, microwave, fridge freezer and dish washer, plumbing and space for a washing machine, neutral decor, ceiling spotlights and laminate flooring. This truly is the perfect family and entertaining space.

Bedroom One

3.33m x 3.10m (10' 11" x 10' 2") The impressive master bedroom offers contemporary decor, fitted mirrored door wardrobes, laminate flooring, a full length double glazed window to the rear and access to en-suite facilities.

En-suite

2.17m x 1.80m (7' 1" x 5' 11") Stylish shower room comprising of a wash hand basin, wc, corner shower cubicle with mains shower, vinyl flooring and a double glazed opaque window to the side.

Upper Landing

3.26m x 3.13m (10' 8" x 10' 3") The upper landing boasts contemporary neutral decor, decorative galleried balustrade, generous storage cupboard and fitted carpet. Access is given to three bedrooms and bathroom.

Bedroom Two

3.15m x 3.28m (10' 4" x 10' 9") Spacious double bedroom with crisp white decor, fitted carpet and a full length double glazed window to the front.

Bedroom Three

2.87m x 2.15m (9' 5" x 7' 1") Bedroom three is currently utilised as a superb dressing room and comprises of contemporary decor, fitted carpet and a double glazed window to the rear.

Bathroom

2.14m x 2.05m (7' 0" x 6' 9") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with mixer taps, stylish tiling to walls and flooring and a double glazed opaque window to the rear.

Externally

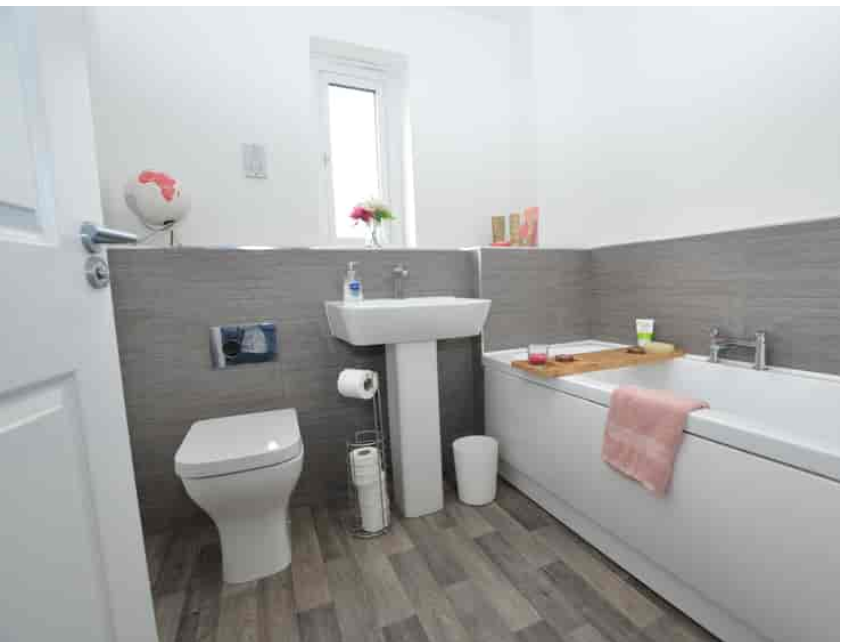
This property boasts substantial private gardens, the front garden offers a well manicure lawn and a mono blocked driveway allowing for ample off street parking. The rear garden has been landscaped with a spacious lawn, paved patio and elevated decked patio perfect for al fresco dining and entertaining.

Council Tax Band

Band E

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