



12 East Park Avenue
Mauchline, KA5 5BS
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this substantial four bedroom, two public room detached villa, located within the ever popular town of Mauchline. This rarely available villa ticks all the boxes for modern family living boasting spacious flexible accommodation over two levels complemented by a superb conservatory. Situated on an extensive plot providing wrap around landscaped gardens, off street parking and a garage, within ease of access to all local amenities, schooling and transport links, this is sure to impress even the most discerning of buyers.





Hallway

5.37m x 2.36m (17' 7" x 7' 9") Access is given via an outer composite door to a welcoming entrance hallway offering neutral decor, fitted carpet and a double glazed window to the side. The hallway provides access to the lounge, dining room, kitchen, wc/cloaks, bedroom two and a carpeted staircase leads to the upper level.

Lounge

5.42m x 3.90m (17' 9" x 12' 10") Generously proportioned main apartment boasting neutral decor, feature fireplace set within a decorative brick surround, fitted carpet and double glazed windows to the front and rear.

Kitchen

3.46m x 2.89m (11' 4" x 9' 6") Fully fitted stylish dining sized kitchen complete with sage green shaker style wall and base units providing ample storage with complementary oak block work surface, integrated oven, electric hob, integrated fridge, stainless steel sink and drainer, plentiful space for dining table and chairs, contemporary decor, pastel pink tiled splashback, decorative vinyl flooring, double glazed window to the side and rear and a door leading to the utility.

Utility Room

2.37m x 2.27m (7' 9" x 7' 5") Practical utility room comprising of additional wall and base units, stainless steel sink and drainer, plumbing and space for washing machine, tumble drier and freezer, neutral decor, decorative vinyl flooring and a UPVC door leading to the rear garden.

Dining Room

3.62m x 2.95m (11' 11" x 9' 8") Rear facing dining room offering a partial open plan layout to the conservatory, soft neutral decor, plentiful space for free standing furniture and a fitted carpet.

Conservatory

3.34m x 2.36m (10' 11" x 7' 9") A superb conservatory offering a partial open plan layout to the dining room, neutral decor, vinyl flooring, double glazed windows to three aspects overlooking the rear garden and a door to the rear garden.

Bedroom Two

3.97m x 3.56m (13' 0" x 11' 8") Conveniently located on the lower level this spacious apartment is flexible in use, currently utilised as a bedroom offering neutral decor, fitted carpet and a large double glazed window to the rear.

Bedroom One

3.98m x 2.91m (13' 1" x 9' 7") The impressive master bedroom is a generous double boasting contemporary decor, fitted carpet double glazed window to the rear and access to en-suit facilities.

En-Suite

2.36m x 2.33m (7' 9" x 7' 8") A stylish en-suite comprising of a wash hand basin, wc, bath, tiling to walls and flooring and a double glazed opaque window to the side.

Bedroom Three

3.52m x 3.35m (11' 7" x 11' 0") A spacious double bedroom with fresh neutral decor, fitted carpet and a double glazed window to the rear.

Bedroom Four

3.59m x 3.55m (11' 9" x 11' 8") Bedroom four is a generous double bedroom offering neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Box Room

1.86m x 1.40m (6' 1" x 4' 7") Storage room or study with neutral decor, vinyl flooring and a double glazed opaque window to the front.

Shower Room

2.32m x 1.56m (7' 7" x 5' 1") Completing the accommodation is the family shower room comprising of a wash hand basin, wc, shower cubicle, tiling to walls and flooring and a double glazed opaque window to the front.

Externally

This property is situated on a generous plot with landscaped wraparound gardens, the front garden is complete with a well manicured lawn area and a mono block driveway allowing for off street parking and leading to the integral garage. Whilst the rear garden offers a large lawn area with a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

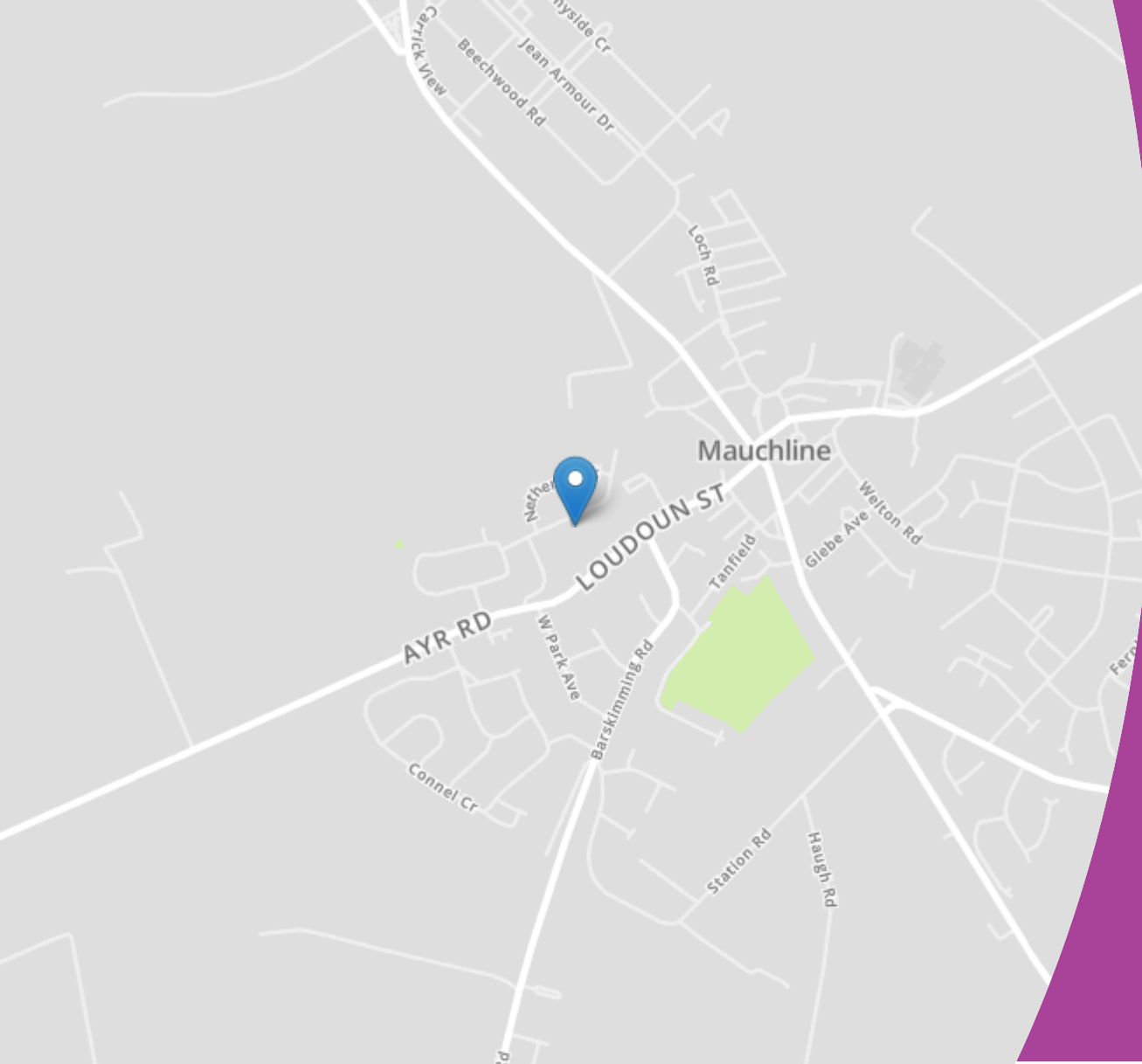
Band E

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