



22 Maunsheugh Road

Fenwick

Kilmarnock, KA3 6DN

P.O.A.

GREIG  
*Residential*





# Maunsheugh Road

Fenwick, Kilmarnock, KA3 6DN

Proudly presenting to the market 'Maunsheugh Cottage', nestled within the heart of Fenwick this prominent historical cottage is set on an enviable riverside plot offering a stunning idyllic retreat. Built circa 1740, this charming grade B listed building is one of Fenwick's oldest addresses, having been loving maintained throughout the years preserving an abundance of original and characterful features throughout. This charming cottage boasts a spacious floor plan over two levels with two flexible family rooms and three double bedrooms, further enhanced by extensive mature gardens, off street parking and double garage. Ideally placed for the commuter with direct access to M77 transport links to the coast and Glasgow city centre, this is the perfect family home and is sure to impress even the most discerning of buyers.







#### Porch

1.08m x 0.84m (3' 7" x 2' 9") Access is given via a solid wood door to a welcoming entrance porch offering neutral decor, fitted carpet and a door leading to the hallway.

#### Hallway

2.27m x 3.63m (7' 5" x 11' 11") Spacious hallway offering neutral decor with exposed original stone wall, two practical storage cupboards and fitted carpet. Door access is given to the lounge, dining room, rear hallway and a carpeted staircase leads to the upper level.

#### Lounge

4.89m x 4.59m (16' 1" x 15' 1") Generously proportioned main apartment boasting neutral decor with an original traditional exposed stone wall, feature log burner, fitted carpet and traditional large sash and case windows to the front.

#### Kitchen/Dining Room

3.33m x 4.25m (10' 11" x 13' 11") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob, integrated fridge freezer, plumbing and space for washing machine and dish washer, stainless steel sink and drainer, neutral decor, plentiful space for dining table and chairs, vinyl flooring and a sash and case window to the rear.

#### Study

1.92m x 1.54m (6' 4" x 5' 1") Practical study recess located off the lounge offering neutral decor, fitted carpet and two windows to the rear overlooking the rear garden.

#### Dining Room

3.03m x 4.59m (9' 11" x 15' 1") Spacious second apartment, a flexible use room comprising of neutral decor, fitted carpet and two sash & case windows to the front.

#### Bedroom one

4.14m x 4.59m (13' 7" x 15' 1") The master bedroom is a generous double boasting neutral decor, fitted carpet and two sash and case windows to the rear.



#### Bedroom Two

4.91m x 3.26m (16' 1" x 10' 8") Spacious double bedroom with neutral decor, fitted carpet and velux window to the rear.

#### Bedroom Three

4.22m x 3.26m (13' 10" x 10' 8") Bedroom three is a spacious double offering neutral decor, fitted carpet and a velux to the rear.

#### Bathroom

2.34m x 2.98m (7' 8" x 9' 9") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, neutral tiling to walls, fitted carpet and two sash and case windows to the front.

#### Externally

Set on a prominent river side plot this property with extensive private rear gardens, a sweeping driveway providing ample off street parking and leading to the double garage. The gardens are complete with a spacious well manicured lawn reaching down to the river and paved patio perfect for al fresco dining and entertaining.

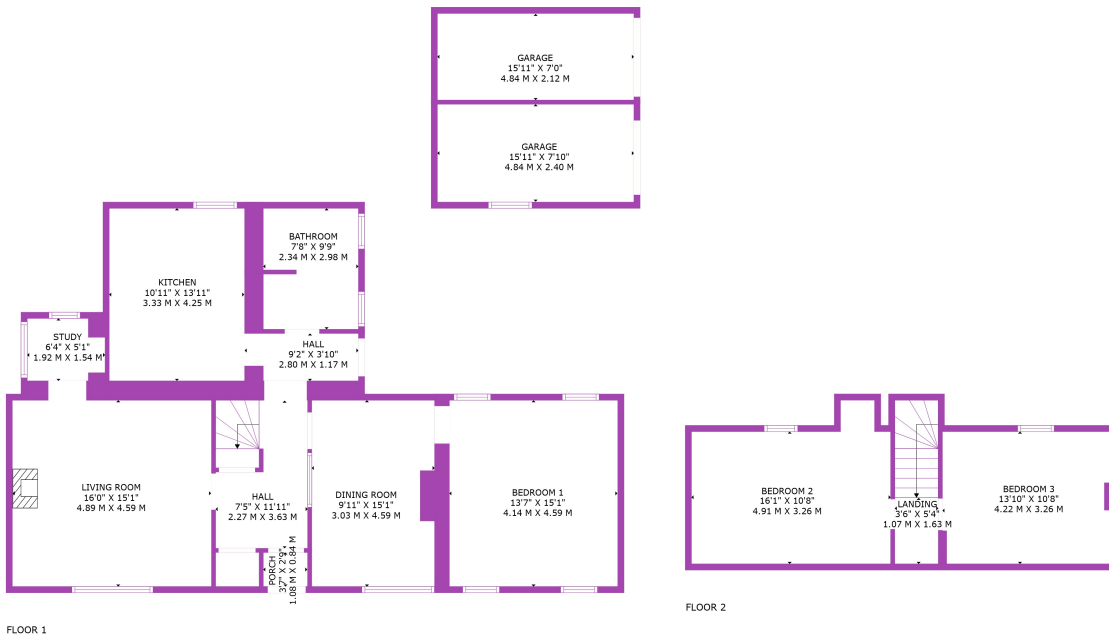
#### Council Tax Band

Band E

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TOTAL: 1241 sq. ft, 115 m<sup>2</sup>  
 FLOOR 1: 1085 sq. ft, 101 m<sup>2</sup>, FLOOR 2: 156 sq. ft, 14 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 237 sq. ft, 22 m<sup>2</sup>, PORCH: 10 sq. ft, 1 m<sup>2</sup>, LOW CEILING: 225 sq. ft, 21 m<sup>2</sup>  
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