



# 2 Fir Park

Sorn  
Mauchline, KA5 6HY  
P.O.A.

**GREIG**  
*Residential*



# Fir Park

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Greig Residential are delighted to present to the market this rarely available three bedroom detached modern Villa situated in the idyllic village of Sorn boasting a tranquil rural setting with open views of the rolling Ayrshire countryside. Offering spacious accommodation over two levels with modern fixtures and fittings throughout and complemented by private landscaped gardens, a superb summer house and ample off street parking.

This is the ideal family home and is sure impress all who view.





#### Hallway

3.14m x 2.11m (10' 4" x 6' 11") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway offering contemporary décor, decorative wall panelling, practical storage cupboard and walnut effect quality click vinyl flooring. The hallway gives access to the lounge, wc and a carpeted staircase leads to the upper level.

#### Cloaks/WC

2.11m x 1.11m (6' 11" x 3' 8") Conveniently located on the lower level the modern wc comprises of a wash hand basin and vanity unit, wc, contemporary décor, laminate flooring and a double glazed opaque window to the front.

#### Lounge

5.02m x 4.69m (16' 6" x 15' 5") Generously proportioned main apartment featuring stylish contemporary décor, good sized understairs storage cupboard, ceiling coving, fitted carpet, a double glazed window to the front offering open woodland outlooks and double door access to the kitchen.

#### Kitchen

5.98m x 3.06m (19' 7" x 10' 0") Spacious dining sized kitchen complete with contemporary cream gloss curved wall and base units offering ample storage with complementary oak veneer work surface, integrated Lamona oven, induction chrome hob, integrated microwave, plumbing and space for fridge freezer and dish washer, plentiful space for dining table and chairs, neutral décor, tiled splashback, ceiling spotlights and coving, double glazed window to the rear and double glazed sliding patio doors leading to and overlooking the rear garden.

#### Bedroom One

3.80m x 3.21m (12' 6" x 10' 6") The master bedroom is a generous double with soft contemporary décor, fitted wardrobes, fitted carpet and a double glazed window to the rear offering a far reaching countryside outlook and open views across the bowling green.

#### Bedroom Two

3.79m x 3.36m (12' 5" x 11' 0") A spacious double bedroom with neutral décor, fitted wardrobes, fitted carpet and a double glazed window to the front.

#### Bedroom Three

3.84m x 2.59m (12' 7" x 8' 6") Bedroom three is a generous single bedroom comprising of contemporary décor, over stairs storage cupboard, fitted carpet and a double glazed window to the front.

#### Bathroom

2.20m x 2.02m (7' 3" x 6' 8") Completing the accommodation is the family bathroom offering a wash hand basin, wc, bath with overhead electric shower, contemporary grey tiled finish to walls, wet wall ceiling and spotlights, click vinyl flooring and a double glazed opaque window to the rear.

#### Externally

Externally this property boasts impressive landscaped gardens to the front and rear, the front garden has been designed with ease of maintenance in mind with an area laid to Astro turf with a decorative chipped boarder, mature shrubbery and a chipped driveway to the side allowing for ample off street parking and leading to the rear garden. The rear garden offers a private fully enclosed space complete with a spacious area laid to Astro turf, a decorative paved patio perfect for al fresco dining and entertaining and a superb summer house currently utilised as a convenient home office.

#### Council Tax Band

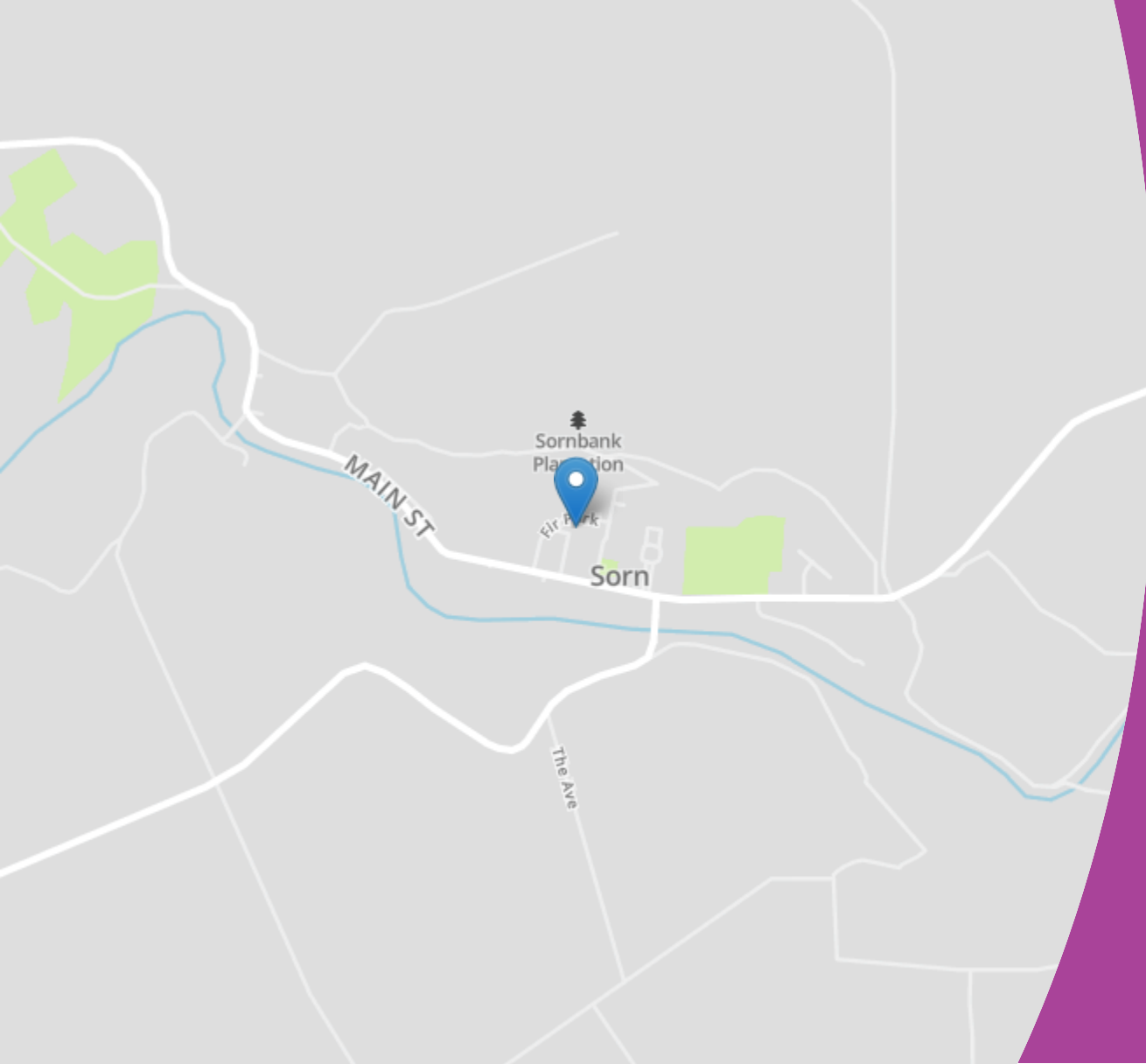
Band E

#### Disclaimer

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