



16 Fernlea Avenue  
Mauchline, KA5 6BX  
P.O.A.

**GREIG**  
*Residential*





# Fernlea Avenue

Mauchline, KA5 6BX

This impressive, extended three bedroom semi-detached property offers a generous plot position with stunning open countryside outlooks to the rear and has been upgraded internally to a high specification. The property boasts an open plan layout to the rear with an extended kitchen into dining/living with bi-folding doors leading to rear gardens and a log burner, a formal lounge to the front, three bedrooms upstairs and family bathroom. The property further benefits from a detached garage that has been converted into a cinema room and a large mono blocked driveway to the front. This unique property has been lovingly maintained and upgraded by the current owners and we are sure will impress all who view. Early viewing is advised.





### Hallway

1.61m x 1.40m (5' 3" x 4' 7") Accessed by outer UPVC front door, the hallway is complete with laminate flooring, freshly painted neutral wall decor, ceiling coving, carpeted staircase to the upper level and an oak door leading to the lounge.

### Lounge

4.16m x 4.10m (13' 8" x 13' 5") Generously proportioned apartment with laminate flooring, storage cupboard, fresh white decor, ceiling coving and an oak door to kitchen/dining/living.

### Kitchen/Dining/Living

5.16m x 6.23m (16' 11" x 20' 5") Impressive, extended open plan layout with a selection of grey gloss wall and base units with contrasting white quartz work surfaces, integrated double fridge and freezer, integrated sink, washing machine, dishwasher and double oven/microwave, feature island with drawer and cabinet storage along with a 5 burner gas hob, laminate flooring, fresh white decor, log burner to lounge area, bi-folding doors to rear gardens with breathe taking countryside outlooks and two Velux windows to the side.



### Bedroom One

3.02m x 3.02m (9' 11" x 9' 11") Generous double with contemporary decor, fitted carpet, fitted wardrobes and a double glazed window to the front.

### Bedroom Two

3.02m x 3.36m (9' 11" x 11' 0") Spacious double with soft neutral decor, fitted carpet and a double glazed window to the rear with far reaching countryside outlooks.

### Bedroom Three

2.05m x 2.39m (6' 9" x 7' 10") Single bedroom with fitted carpet, contemporary grey decor and a double glazed window to the rear with open countryside outlooks.

### Bathroom

2.05m x 1.80m (6' 9" x 5' 11") Brand new, three piece white fitted suite with wc and wash hand basin combination unit, bath with mains shower over, wet wall finish to walls, vinyl flooring, chrome heated towel rail, ceiling spot lights and a double glazed opaque window to the front.

### Garden Room

2.59m x 4.81m (8' 6" x 15' 9") Also benefiting from a detached garage that has been converted into a cinema room.



### External

The rear garden has been designed with ease of maintenance in mind with a large decking area accessed from bi-folding doors and a mix of chips, the front garden offers a large mono-blocked driveway providing ample off street parking. The rear garden boasts impressive, far reaching countryside outlooks creating a peaceful and tranquil surrounding.

### Council Tax Band

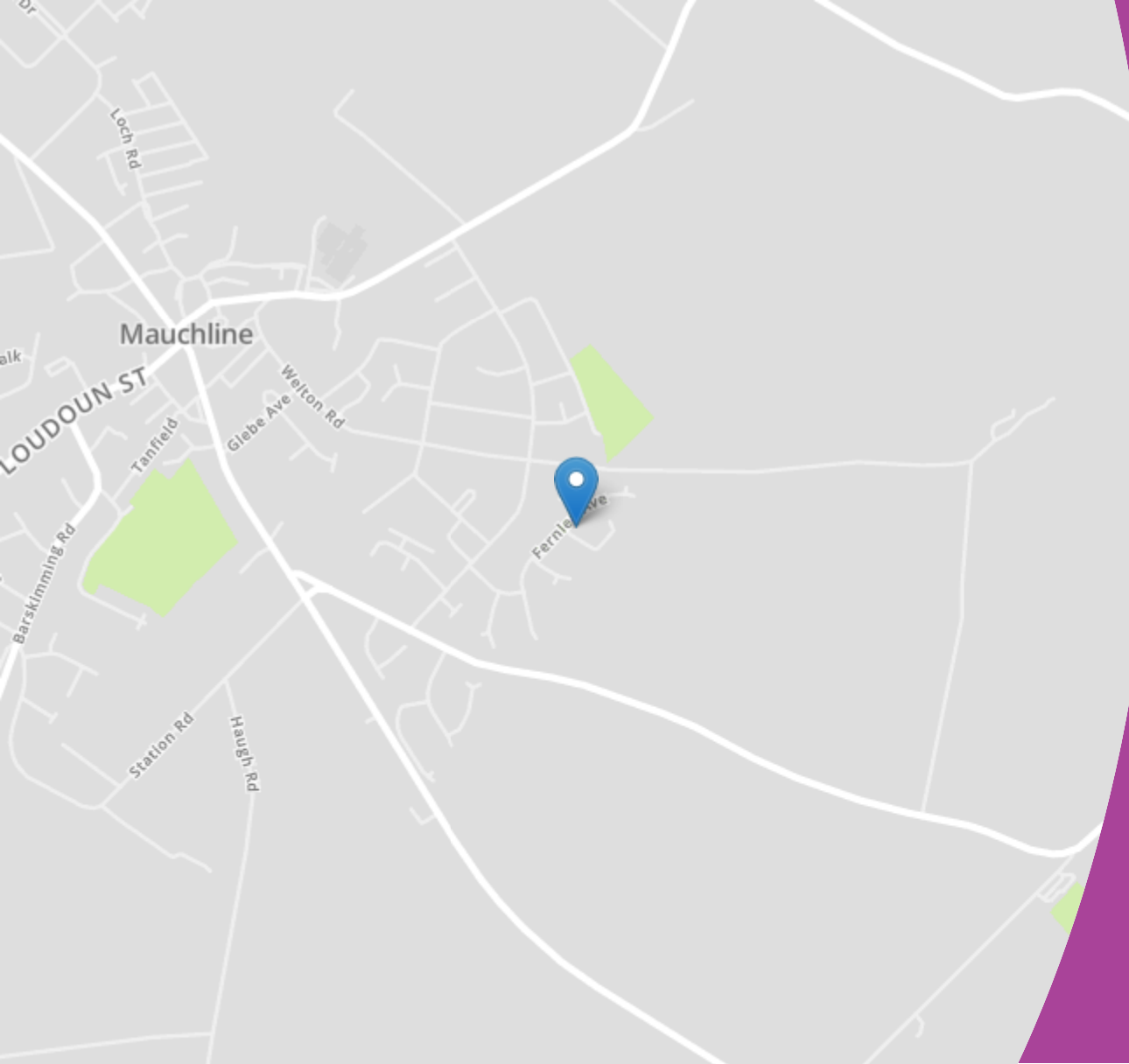
Band D

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