



Willowbank  
Crosshands  
P.O.A.

**GREIG**  
*Residential*



# Willowbank

Mauchline, KA5 5TP

Perfectly positioned within the rarely available and idyllic hamlet of Crosshands, this charming four bedroom detached bungalow offers an ideal semi rural retreat. Enjoying a peaceful countryside setting while remaining well connected via nearby main road links and regular bus routes, the property combines tranquillity with convenience.

The bungalow boasts generous, flexible, all on the level accommodation that has been lovingly maintained and can be adapted to suit a wide variety of needs. Further enhancing the appeal is a large garage — formerly the Crosshands School sheds — along with a carport parking area and private, low maintenance gardens.

Ideally located between the towns of Kilmarnock, Galston and Mauchline, all of which offer a range of local amenities, schooling and transport links, this impressive home is certain to appeal. Early viewing is highly recommended, as this property is sure to attract strong interest.





## Hallway

7.75m x 4.23m (25' 5" x 13' 11") The welcoming entrance hallway is complete with neutral decor, fitted carpet and practical storage cupboard. Door access to all apartments.

## Formal Lounge/Dining

7.36m x 4.18m (24' 2" x 13' 9") The formal lounge, extending to a dining area is a generously proportioned main living apartment offering soft decor with both fitted carpet and laminate floor coverings, ceiling coving and a double glazed window to the front. Double glazed patio doors to the rear and plentiful space for freestanding furniture.

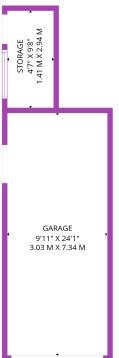
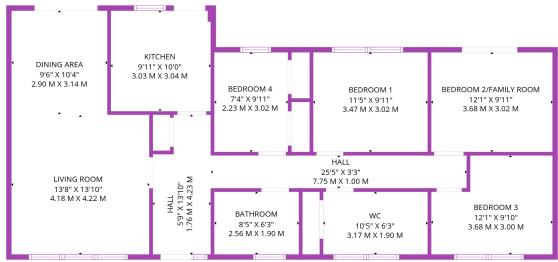
## Kitchen

3.04m x 3.03m (10' 0" x 9' 11") Spacious fitted kitchen offers a range of wall and base storage units with complementary work surfaces, stainless steel sink and drainer, plumbing/space for appliances including cooker, fridge/freezer and dishwasher. Neutral decor, tiled flooring, double glazed window to the rear and door leading out into the gardens.



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**TOTAL: 1161 sq. ft, 108 m<sup>2</sup>**  
Ground floor: 1161 sq. ft, 108 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 240 sq. ft, 22 m<sup>2</sup>, STORAGE: 45 sq. ft, 4 m<sup>2</sup>, WALLS: 126 sq. ft, 12 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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