



2 Hillhead Crescent
Mauchline, KA5 5ED
Offers Over £255,000

GREIG
Residential



Hillhead Crescent

Mauchline, KA5 5ED

Forming part of the highly regarded Hillhead Heights development, this immaculate four bedroom detached villa is the epitome of modern family living. Boasting an abundant floor plan over two levels, having been beautifully presented in true walk in condition by the current owner complete with stylish contemporary decor and modern fixtures and fittings throughout. Complimented by ample off street parking, garage room and fully landscaped South facing gardens. Located within the historic town of Mauchline providing ease of access to all local amenities, schooling and transport links this ticks every box and is sure to impress even the most discerning of buyers.





Hallway

Access is given via an outer composite door to a welcoming entrance hallway offering contemporary grey decor, practical under stairs storage cupboard and modern porcelain floor tiles. Door access is given to the lounge, kitchen/dining room, cloaks/wc and a carpeted staircase leads to the upper level.

Lounge

2.96m x 5.17m (9' 9" x 17' 0") Generously proportioned main apartment boasting contemporary grey decor, plentiful space for free standing furniture, fitted carpet and a double glazed window to the front and side.

Kitchen/Dining Room

7.93m x 2.69m (26' 0" x 8' 10") Fully fitted modern kitchen complete with stylish grey wall and base units with sleek black handles providing ample storage and complimented by dark grey work surface, 'Lamona' induction hob with extractor hood, integrated oven, microwave and dishwasher, black composite sink and drainer, plumbing and space for american style fridge freezer, neutral decor with black glass splash back, porcelain tiled flooring, double glazed window to the rear, double glazed patio door over looking and providing access to the rear garden.



Utility Room

0.66m x 1.15m (2' 2" x 3' 9") Practical utility room comprising of a additional work surface space, plumbing and space for washing machine and tumble drier, neutral decor, porcelain tiled flooring.

Wc/Cloaks

1.57m x 1.15m (5' 2" x 3' 9") Conveniently located on the lower level the stylish wc/cloaks boasts a wash hand basin, wc, half height tiling to walls and modern grey floor tiling.

Bedroom One

3.16m x 3.05m (10' 4" x 10' 0") The master bedroom is an impressive double offering crisp white decor with feature sleek glass Juliet balcony, fitted wardrobes, fitted carpet and access to en-suite facilities.

En-Suite

2.47m x 1.92m (8' 1" x 6' 4") Stylish en-suite comprising of a wash hand basin, wc, double shower cubicle, chrome heated towel rail, modern wall and floor tiling and a double glazed opaque window to the side.



Bedroom Two

4.18m x 2.79m (13' 9" x 9' 2") A generous double bedroom with fresh white decor, fitted carpet and a large double glazed window to the rear.

Bedroom Three

3.65m x 2.79m (12' 0" x 9' 2") Bedroom Three is a spacious double offering crisp white decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bedroom Four

2.55m x 2.77m (8' 4" x 9' 1") Double bedroom boasting neutral decor, fitted carpet and a double glazed window to the front.

Bathroom

2.55m x 2.20m (8' 4" x 7' 3") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, separate shower cubicle, chrome heated towel rail, modern tiling to walls and floor and a double glazed opaque window to the side.

Garage Room

2.54m x 5.05m (8' 4" x 16' 7") The garage room offers neutral white walls, fitted carpet and doo access to the kitchen.



Externally

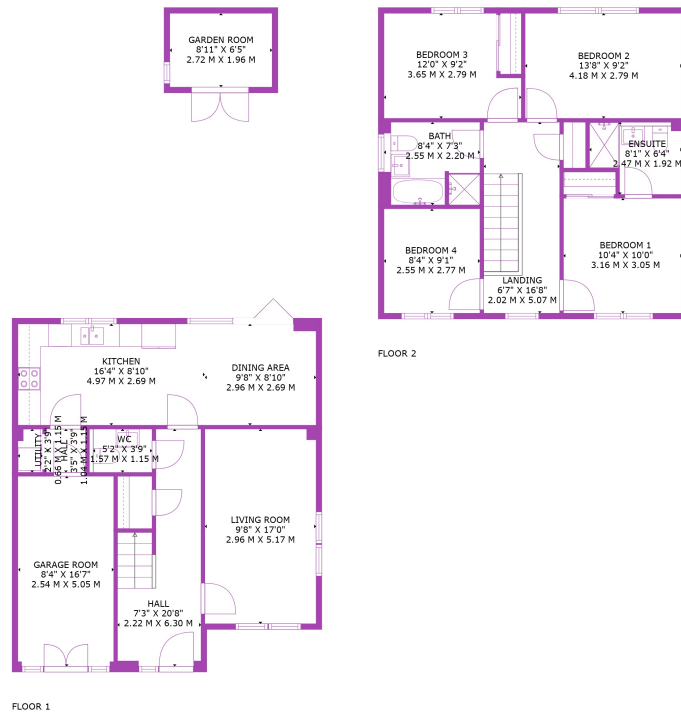
This property boasts a stunning plot offering fully landscaped front and rear gardens, the front garden is complete with a well manicured lawn area and a mono blocked driveway allowing for ample off street parking. The rear south facing garden boasts a well manicured lawn bordered by porcelain tiles and a modern composite decking leading to the superb summer house perfect for entertaining and al fresco dining.

Council Tax Band

Band E

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



TOTAL: 1470 sq. ft, 136 m²
 FLOOR 1: 789 sq. ft, 73 m², FLOOR 2: 681 sq. ft, 63 m²
 EXCLUDED AREAS: LOW CEILING: 8 sq. ft, 1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



Greig Residential
 18 Henrietta Street, East Ayrshire
 KA4 8HQ
 01563 501350
info@greigresidential.co.uk