



26 Kilmarnock Road  
Mauchline, KA5 5DE  
P.O.A.

**GREIG**  
*Residential*



# Kilmarnock Road

Mauchline, KA5 5DE

Ideally situated within the ever popular historical town of Mauchline, this superb two bedroom upper cottage flat is sure to impress. Having been lovingly maintained and boasting spacious accommodation throughout, this rarely available apartment is complimented by an extensive driveway providing plentiful off street parking and low maintenance private gardens. Located within ease of access to local amenities, schooling and transport links this ticks all the boxes for the ideal first time buy, downsize or investment.





### Hallway

4.50m x 1.22m (14' 9" x 4' 0") Access is given via an outer UPVC door to a private entrance stairwell leading to the hallway, the hall offers neutral decor, practical storage cupboard, ceiling coving, fitted carpet and gives access to the lounge, two bedrooms and bathroom.

### Lounge

6.34m x 3.75m (20' 10" x 12' 4") Generously proportioned main apartment boasting neutral decor, feature fireplace, shelved recess, plentiful space for free standing furniture, fitted carpet and a double glazed window to the front.

### Kitchen

3.86m x 3.77m (12' 8" x 12' 4") Fully fitted 'L' shaped dining sized kitchen complete with plentiful wall and base storage units, integrated oven, electric hob and hood, plumbing and space for washing machine and fridge freezer, neutral decor, practical storage cupboard, ceiling coving, plentiful space for table and chairs, laminate flooring and a double glazed window to the rear.

### Bedroom One

3.98m x 3.56m (13' 1" x 11' 8") The master bedroom is a spacious double boasting neutral decor, ceiling coving, storage cupboard, fitted carpet and a double glazed window to the front.

### Bedroom Two

4.00m x 3.74m (13' 1" x 12' 3") Spacious double bedroom with neutral decor, large shelved storage cupboard, ceiling coving, fitted carpet and a double glazed window to the rear providing open countryside outlooks.

### Bathroom

2.47m x 1.58m (8' 1" x 5' 2") Completing the accommodation is the bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, neutral tiling to walls, ceiling spotlights and coving, tiled flooring and a double glazed opaque window to the rear.

### Externally

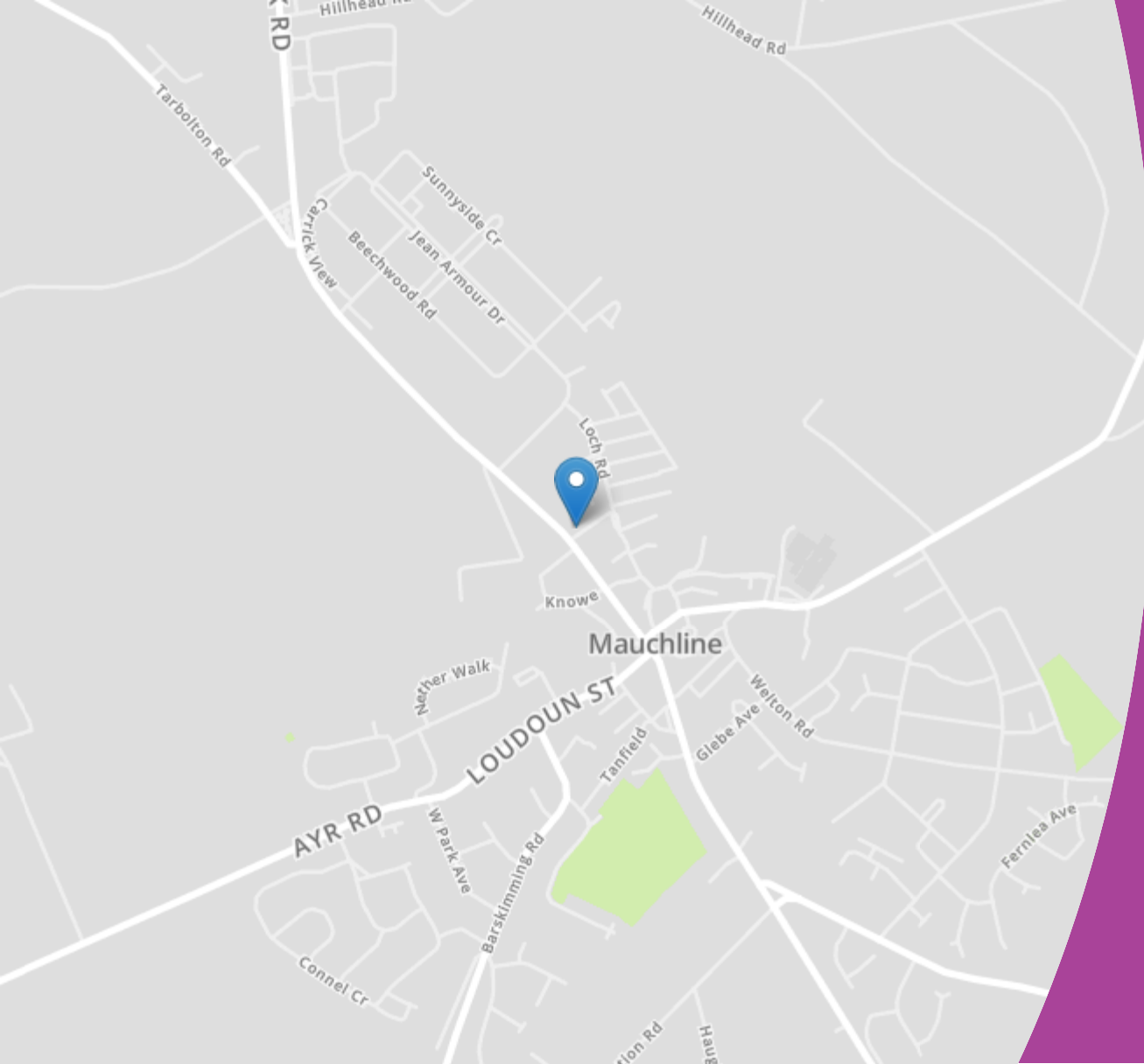
This property boasts spacious private gardens to the side and rear, complete with a large tarmac driveway providing plentiful off street parking, an area laid to chips with paved drying area and a paved patio perfect for al fresco dining and entertaining.

### Council Tax Band

Band B

### Disclaimer

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