



3 Victoria Cottage  
Haugh Road  
P.O.A.

**GREIG**  
*Residential*



# 3 Victoria Cottage

Mauchline, KA5 5ER

Greig Residential are delighted to present to the market this charming two bedroom terraced cottage located on the periphery of Mauchline offering open countryside outlooks with ease of access to local amenities and transport links. Boasting a wealth of traditional features throughout and complimented by an extended Kitchen sympathetically in keeping with the period property and low maintenance private gardens.

Having been lovingly presented throughout by the current owners this is sure to impress a wide range of buyers.





### Hallway

2.76m x 2.70m (9' 1" x 8' 10") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway offering crisp white decor, traditional high ceilings with coving and ceiling spotlights and solid wood flooring. The hallway gives access to the lounge, down stairs bathroom and a carpeted staircase leads to the upper level.

### Lounge

5.59m x 4.05m (18' 4" x 13' 3") Generously proportioned main apartment comprising of crisp white decor, feature gas fire within a stone effect surround, practical understairs storage cupboard, fitted carpet, double glazed window to the rear and double door access to the dining room.

### Dining Room

4.37m x 2.37m (14' 4" x 7' 9") Spacious dining room with a partial open plan layout to the kitchen, contemporary neutral decor, ceiling coving, fitted carpet and double glazed velux skylight.

### Kitchen

3.94m x 3.19m (12' 11" x 10' 6") Contemporary fully fitted kitchen housed within the rear extension with impressive vaulted ceiling and complete with stylish cream shaker door wall and base units providing ample storage with complimentary stone effect work surfaces, integrated oven, microwave, ceramic induction hob, stainless steel sink and drainer, integrated fridge freezer, washing machine and dishwasher, neutral decor, tiled splashback, ceiling spotlights and tiled flooring. The kitchen has an abundance of natural light via a double glazed window to the rear, two double glazed velux skylights and double glazed french doors leading to the rear garden.



### Bathroom

2.79m x 1.81m (9' 2" x 5' 11") Located on the lower level the stylish bathroom comprises of a four piece white suite with jacuzzi bath, separate shower cubicle, white wash hand basin and wc, contemporary tiling to walls and flooring, feature recessed ceiling with ceiling spotlights and a double glazed opaque window to the front.

### Bedroom One

3.93m x 3.49m (12' 11" x 11' 5") Generous double master bedroom complete with neutral decor, selection of fitted mirrored door wardrobes offering plentiful storage and giving access to the eaves, ceiling spotlights, fitted carpet and a double glazed dormer window to rear giving open leafy outlooks.

### Bedroom Two

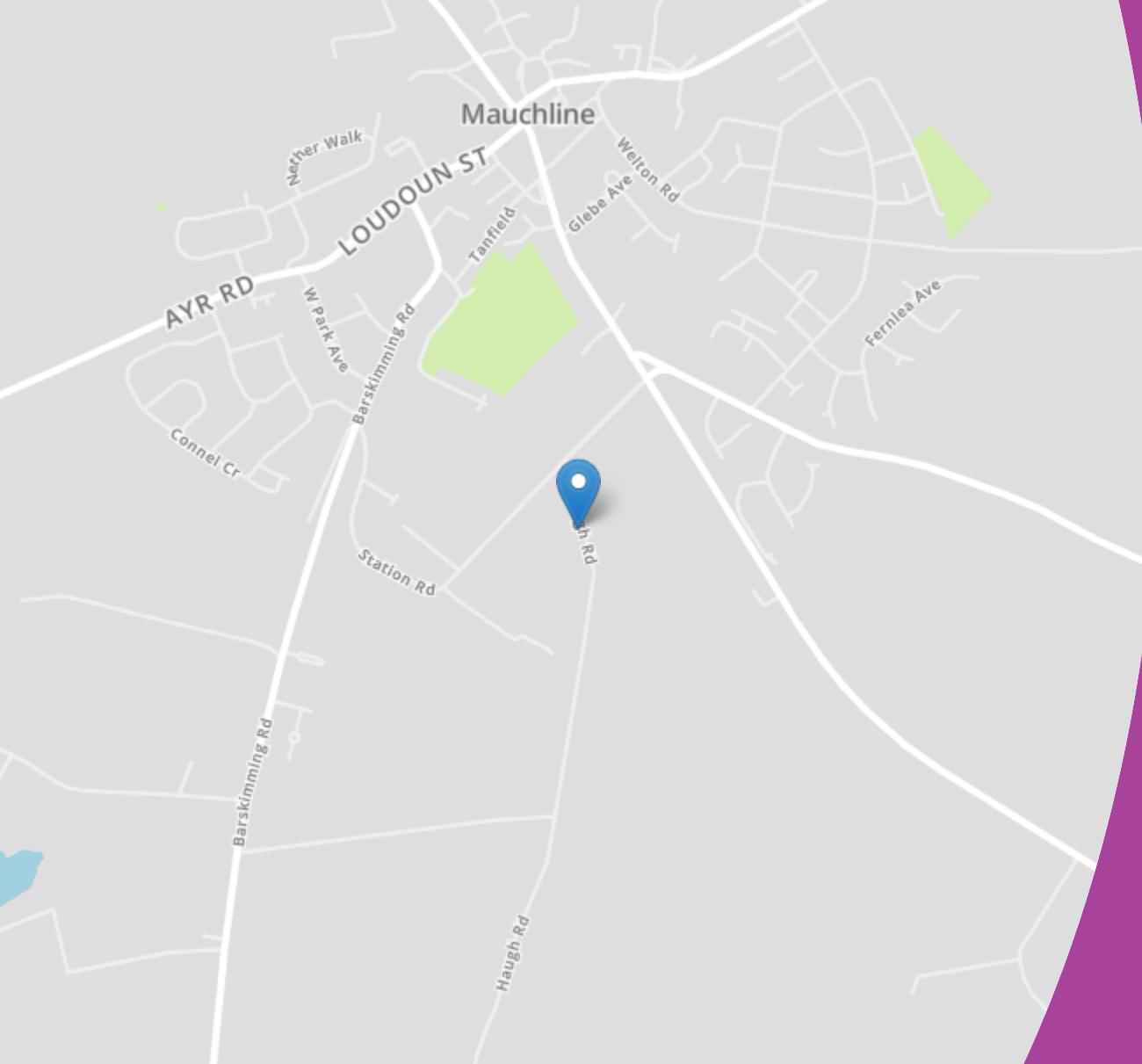
2.98m x 2.16m (9' 9" x 7' 1") Bedroom two is a good sized single bedroom or smaller double offering neutral decor, fitted mirrored door wardrobes, fitted carpet and a double glazed dormer window to the rear with open countryside outlooks.

### Externally

This property boasts low maintenance private gardens to the front and rear, the front garden has been laid to tarmac whilst the rear garden has been fully laid to astro turf.

### Disclaimer

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