



34 Loch Road  
Mauchline, KA5 6EF  
P.O.A.

**GREIG**  
*Residential*



## Loch Road

Mauchline, KA5 6EF

Perfectly positioned within a popular residential area of Mauchline, this superb two bedroom terraced villa is sure to impress. Offering spacious accommodation over two levels, having been lovingly presented by the current owner complete with contemporary stylish decor and modern fixtures and fittings throughout. Complimented by spacious private gardens and ample off street parking. Located within ease of access to all local amenities, transport links and schooling this is the ideal first time buy, family home or downsize.







### Hallway

2.77m x 2.30m (9' 1" x 7' 7") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway offering contemporary stylish decor, modern laminate flooring and a double glazed opaque full length window formation to the front. The hallway gives access to the lounge, kitchen and a carpeted staircase leads to the upper level.

### Lounge

6.38m x 3.45m (20' 11" x 11' 4") Generously proportioned main apartment boasting contemporary decor, ceiling coving, modern laminate flooring and double glazed dual aspect windows to the front and rear.

### Kitchen

3.13m x 3.05m (10' 3" x 10' 0") Fully fitted kitchen complete with stylish shaker style wall and base units providing ample storage with complimentary granite effect work surface, integrated oven, ceramic hob and hood, plumbing and space for fridge freezer and washing machine, wet wall ceiling and spotlights, laminate flooring, double glazed window to the rear and a UPVC door to the rear garden.

### Bedroom One

4.51m x 2.62m (14' 10" x 8' 7") The master bedroom is a generous double with neutral decor, two practical storage cupboards, fitted carpet and a double glazed window to the front.

### Bedroom Two

3.58m x 3.09m (11' 9" x 10' 2") A spacious bedroom with contemporary decor, ceiling coving, fitted carpet and a double glazed window to the rear offering far reaching countryside views.

### Bathroom

2.21m x 1.78m (7' 3" x 5' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead mains shower, wet wall ceiling and spotlights, stylish wet wall finish to walls, lvt laminate flooring and a double glazed opaque window to the rear.

### Externally

This property boasts spacious front and rear gardens, the front garden offers a well manicured lawn whilst the rear garden has been designed with ease of maintenance in mind with an area laid to chips, a paved patio and a driveway providing ample off street parking.

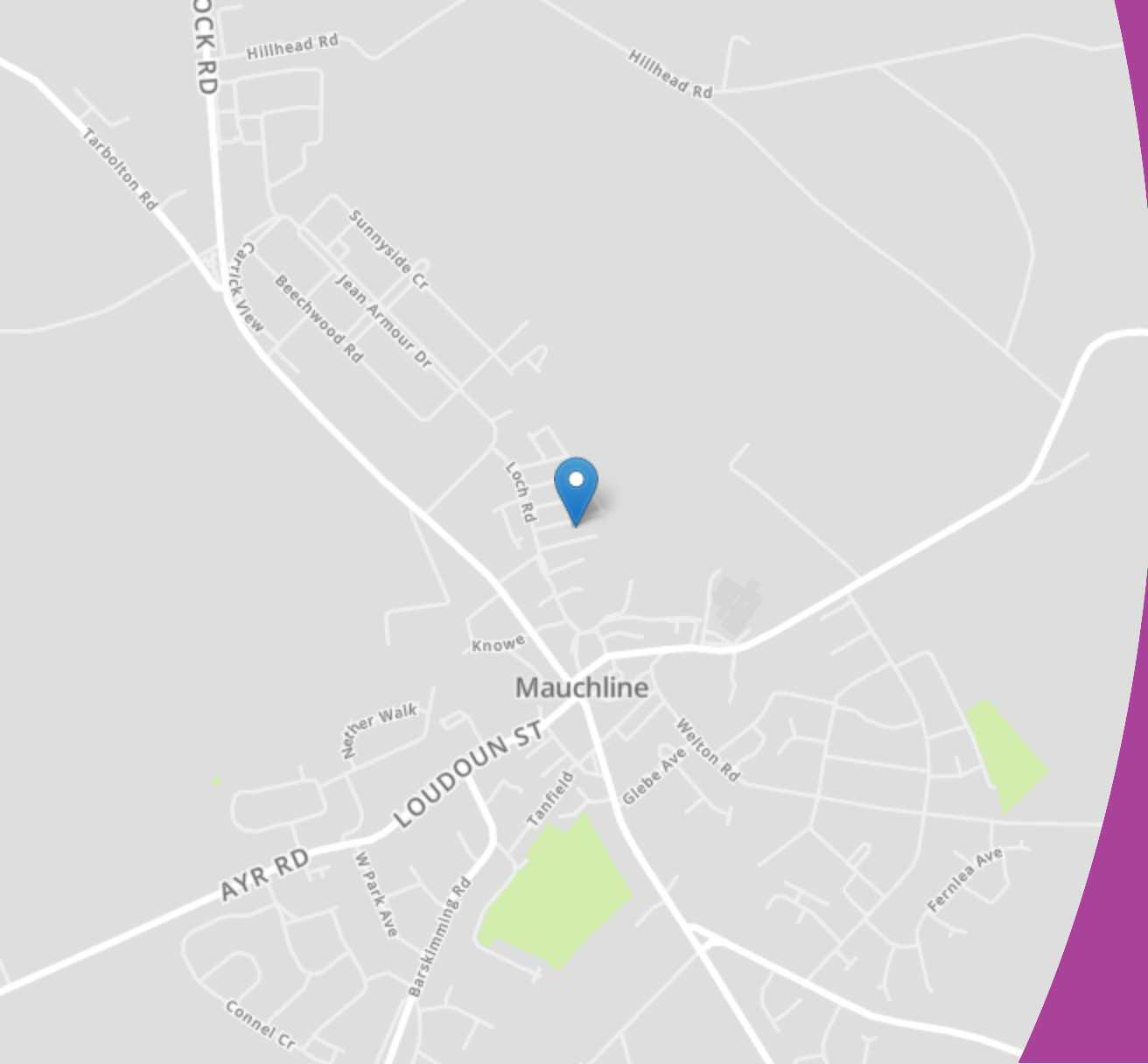
### Council Tax Band

Band A

### Disclaimer

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