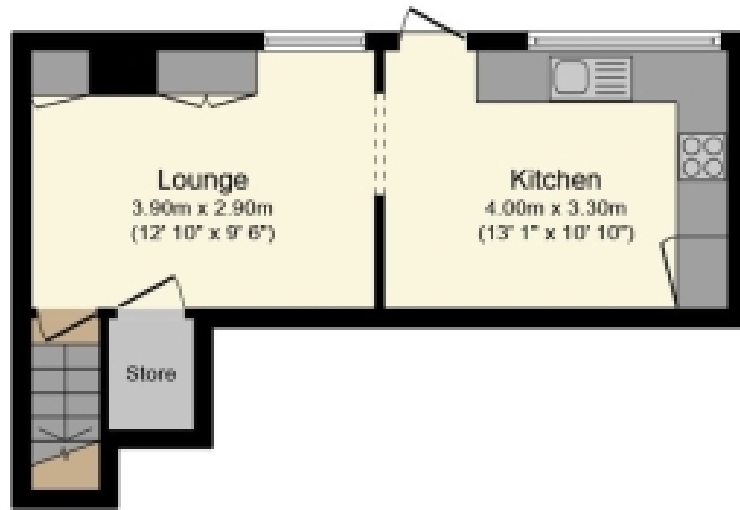




9 Mauchline Road, Auchinleck

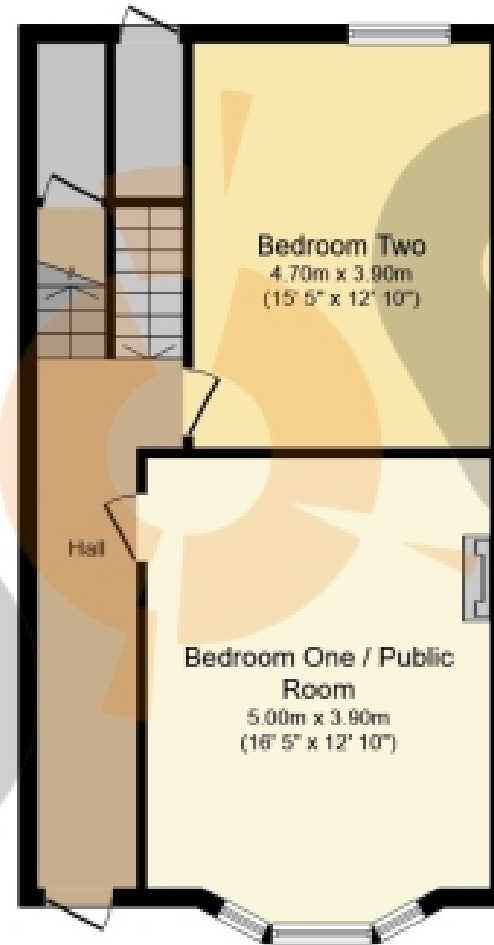
Offers Over £79,995





Basement

Floor area 27.5 sq.m. (296 sq.ft.)



Ground Floor

Floor area 52.4 sq.m. (565 sq.ft.)



First Floor

Floor area 28.2 sq.m. (304 sq.ft.)

TOTAL: 108.2 sq.m. (1,165 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** 3 BEDROOM TRADITIONAL QUARTER VILLA OVER THREE LEVELS ** SPACIOUS ROOMS ** PRIVATE OFF-STREET PARKING ** BAY WINDOWS ** WELL APPOINTED KITCHEN **** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 9 Mauchline Road in Auchinleck. This 3 bedroom red sandstone quarter villa is over 3 levels, and is positioned well for local amenities, shops, schools, and public transport links.

Upon entering the property, the bay windowed front facing room has most recently been used as a bedroom but is flexible accommodation and decorated with neutral tones. The large bay window floods the room with natural light throughout the day.

The 2nd bedroom can also be found on this floor, and it shares the same neutral décor as the lounge, offering a blank canvas for prospective buyers. The 3rd bedroom can be found on the upper level, just a few steps up, along with the three piece family bathroom, comprising of a shower over bath, w.c. and a wash hand basin.

On the lower level of the property, you will find the lounge which is open plan to the well appointed kitchen, with a host of integrated appliances, including an oven, 5 ring gas hob and an extractor hood. The kitchen area leads conveniently to the back garden where there is a private area for parking, as well as communal drying green and other communal areas.

The property further benefits from gas central heating and double glazing throughout.

Auchinleck offers a blend of community spirit and convenient amenities. Residents enjoy a range of shops, including a Tesco supermarket, ensuring everyday needs are easily met. The town boasts a vibrant selection of cafes and restaurants, perfect for social gatherings. Transport links are solid, with regular bus services connecting to Cumnock and nearby towns and cities, while the nearby train station provides access to wider destinations. The surrounding countryside, including nearby Dumfries House, adds to the appeal, making Auchinleck a pleasant place to live for those who appreciate both convenience and natural beauty.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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