



lomond

make yourself a home

24A Loudoun Street, Mauchline KA5 5BT

Accommodation

Rarely available ground floor flat within an attractive traditional red sandstone property in the heart of the popular town of Mauchline, merely steps from a host of amenities including the local supermarket. The property is superbly presented with a beautiful modern fitted kitchen and bathroom together with fresh décor throughout.

This impressive property will appeal to a range of buyer types given the style and nature of accommodation, being on the ground floor and benefitting from a private area of garden. There is also parking available on the street to the front. On closer inspection the accommodation is both bright and spacious with generous room sizes and a high specification finish. The lounge is to the rear, accommodating dining space and leads directly to the modern fitted kitchen which has a range of integrated appliances and direct access to the rear garden. There are two good sized double bedrooms and completing the accommodation is the shower room with WC, wash hand basin and corner shower cubicle. Further benefits include gas central heating and double glazing. Externally to the rear there are extensive garden grounds including two private areas which offer fantastic potential for landscaping and creating an area in which to relax, unwind and enjoy warm summer evenings.

Situation

The property is perfectly positioned within the heart of the popular town of Mauchline, close-by a range of amenities including a fantastic public transport system with direct link to Glasgow via the regular X77 bus service. Mauchline itself has a range of amenities including well regarded cafés and delicatessens, restaurants, supermarket and highly reputed Primary School. Secondary Schooling is catered for at nearby Robert Burns Academy which has an excellent reputation on attainment.

- Spacious Ground Floor Flat
- Beautifully Presented Throughout
- Moder Upgraded Kitchen & Bathroom
- private Garden & Parking
- Close Proximity to Town Centre



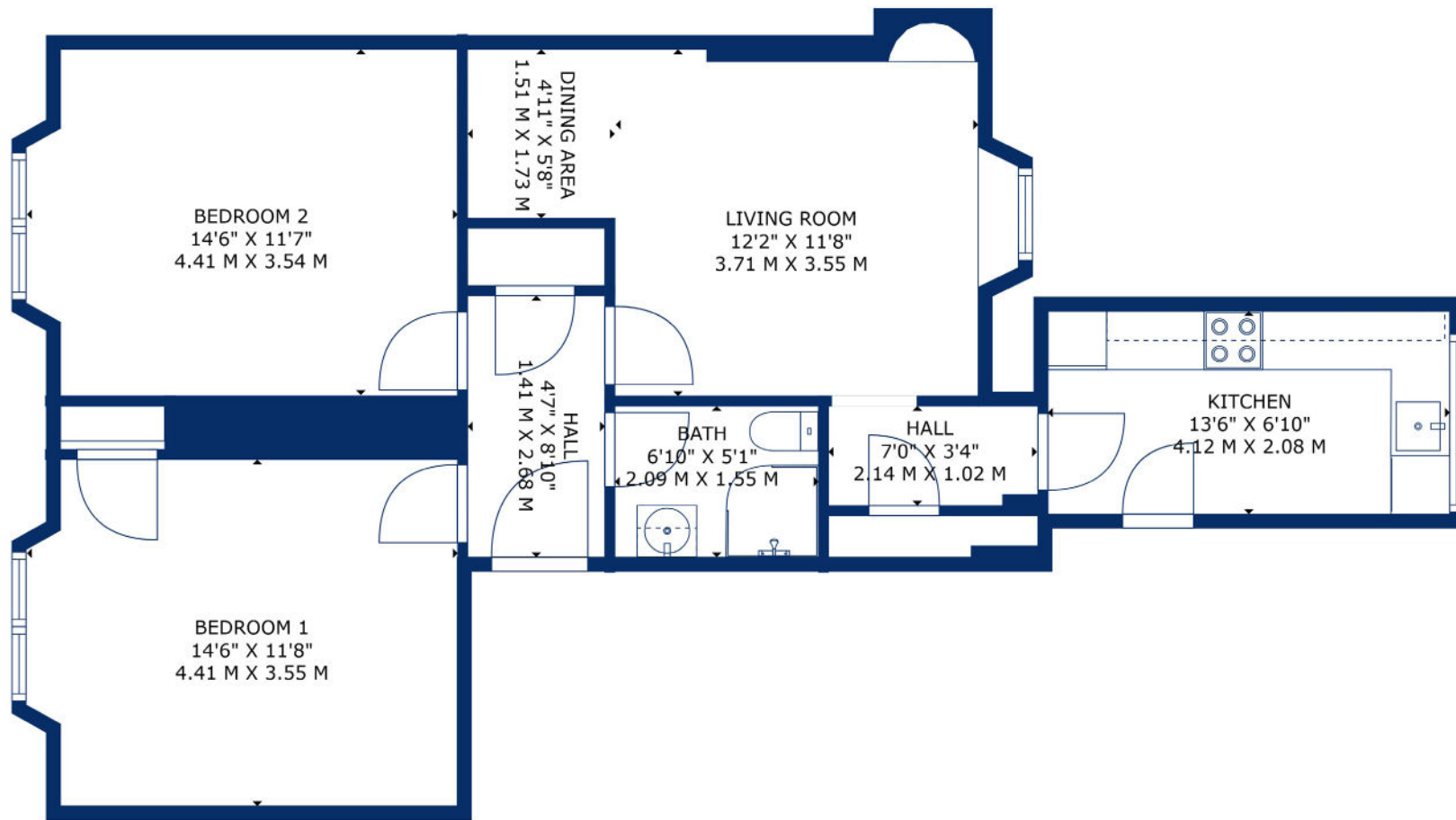
 2 Bedrooms

 70 sqm

 2 Public Rooms

 EPC Rating D





51 Main Street, Prestwick
01292 471511



52 Bank Street, Irvine
01294 317013



Any error, omission, or misstatement in any part of this schedule shall not entitle the purchaser(s) or vendor(s) to entitlement to compensation or damages, nor in circumstances to give either party any cause for action. The selling agents have not tested services, equipment or fittings and are therefore unable to comment on their condition. Potential buyers are requested to contact their solicitor or surveyor if further clarification is required. Measurements are approximate for guidance purposes only and have been taken by a sonic beam and are measured from wall to wall at the widest point unless otherwise indicated. Photographs are reproduced for general information and it must not be inferred that any item is included in the sale.