




McEwan Fraser Legal

Solicitors & Estate Agents

01292 430 555 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

7 Knowe

MAUCHLINE, EAST AYRSHIRE, KA5 5BY



THE LOCATION

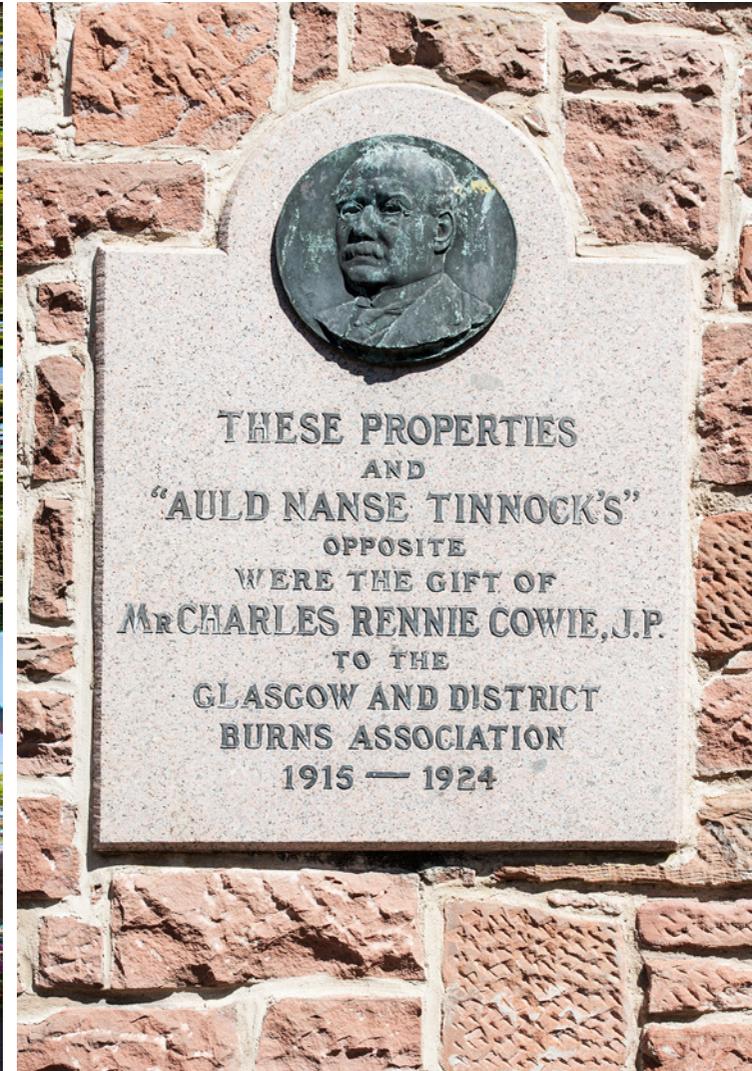
Mauchline, East Ayrshire

7 Knowe, is tucked away in a sought after area within Ayrshire's popular village, Mauchline - with local amenities close by.

Mauchline is a small village attractively located in rolling East Ayrshire countryside, perfectly situated to allow village living while offering quick and easy access to Glasgow, Ayr and Kilmarnock making it an ideal location for commuting. Glasgow city centre is less than 40 minutes by car, Ayr 12 miles and Kilmarnock 9.5 miles.

The nearby railway station at Auchinleck has transport links to Glasgow Central and the South. Today the village is well served by agricultural, manufacturing, retail and wholesale endeavours.

Mauchline Primary School is a short walk away whilst secondary education is available 5 miles away at Auchinleck Academy. A new secondary school built in Cumnock called the Robert Burns Academy opened in August 2020.



7 KNOWE

Mauchline, East Ayrshire

Part Exchange available. We are pleased to introduce to the market this spacious four bedroom detached villa which has recently gone a total refurbishment and is ready for the new owner to put their furniture in. The property would be a superb acquisition for a wide variety of people looking for their ideal home. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

A welcoming hallway entrance leads to all apartments on this level and sets the tone for what the rest of the property has to offer. The formal lounge is flooded with natural light and pleasantly located to the rear of the property. The kitchen has a modern range of floor and wall mounted units with a striking worktop. It is further complemented with a host of integrated appliances. There are two well-appointed, bright and airy bedrooms on this level, however any of the rooms can be transformed to meet each individual purchaser's needs and requirements such as a formal dining room or office for those looking for working from home arrangements. A contemporary family bathroom suite completes the accommodation on this level.

Journeying upstairs, the crisp and contemporary styling continues. You will discover a further two bedrooms, both of which offer a range of furniture configurations with space for additional free-standing furniture if required. A stunning shower room completes the impressive accommodation internally.

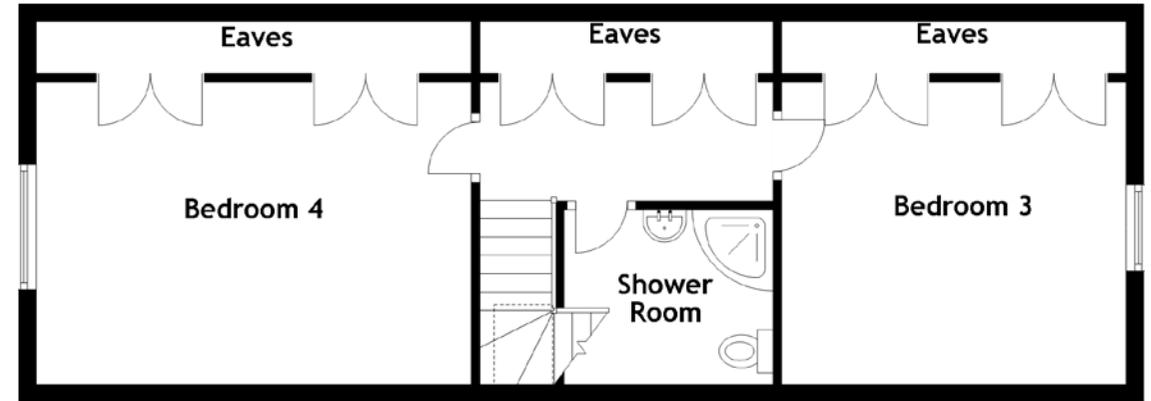
Externally, there is a garage underneath the property and a private, fully enclosed rear garden. The rear garden is a real sun trap and will be popular in the summer months.



KITCHEN
& LOUNGE

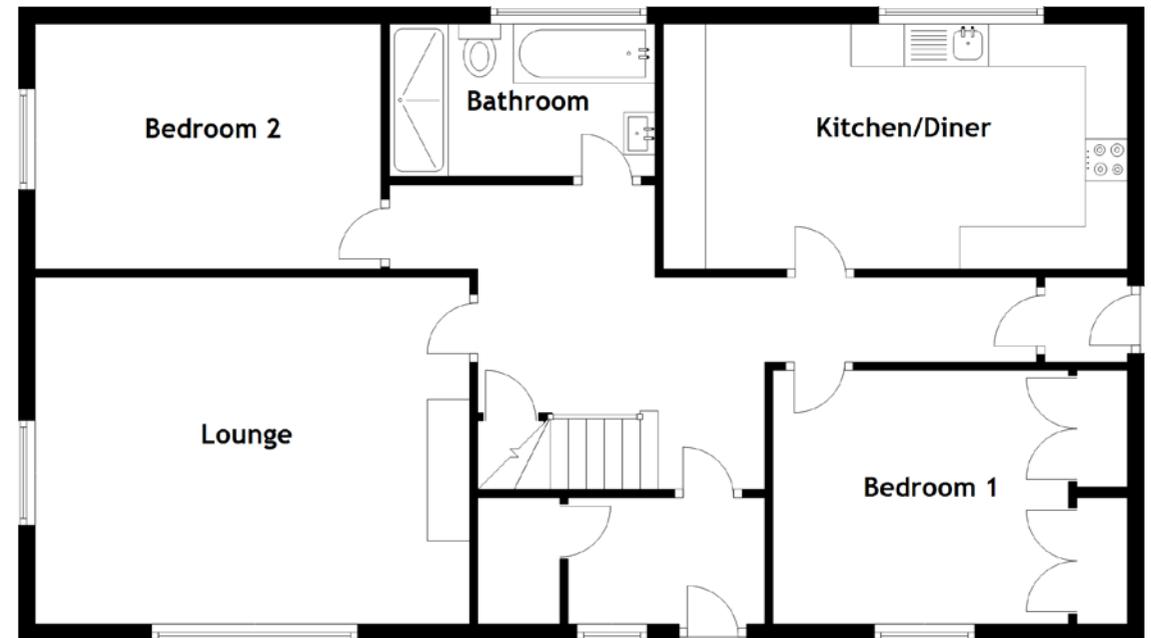


BEDROOMS, BATHROOM & SHOWER ROOM



Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|--------------------------------|
| Lounge | 5.15m (16'11") x 4.10m (13'5") |
| Kitchen/Diner | 5.50m (18'1") x 2.70m (8'10") |
| Bedroom 1 | 4.20m (13'9") x 3.10m (10'2") |
| Bedroom 2 | 4.10m (13'5") x 2.90m (9'6") |
| Bathroom | 2.10m (6'11") x 1.80m (5'11") |
| Bedroom 3 | 4.00m (13'1") x 3.50m (11'6") |
| Bedroom 4 | 5.05m (16'7") x 3.50m (11'6") |
| Shower Room | 2.50m (8'3") x 2.00m (6'7") |



Gross internal floor area (m²): 147m²
EPC Rating: D

Buyer's Premium Value: £2725

Extras (Included in the sale): Carpets, floor coverings, light fixtures and fittings.

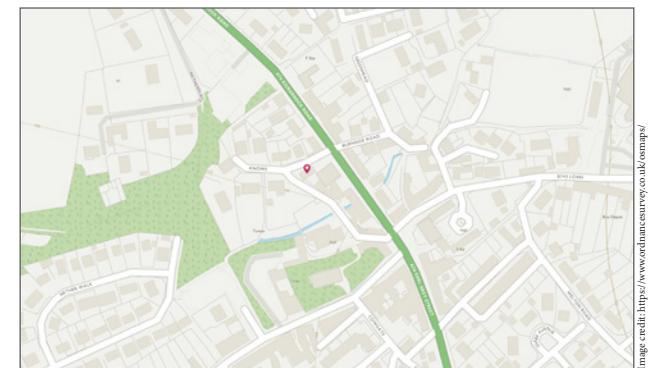


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Part
Exchange
Available

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