

Loudoun Street, Mauchline, Ayrshire

Offers Over £160,000 Freehold

2 bedroom terraced house for sale

Description

Batchelor’s Estate Agents are delighted to present to the market this unmissable chance to acquire a truly hidden gem in this deceptively spacious two-bedroom mid-terrace stone-fronted home. This beautiful one-of-a-kind family home benefits from a two-storey rear extension, adding a gorgeous dining kitchen and an upstairs lounge area, and features a stunning south-facing garden which is flooded with natural sunlight.



The accommodation in full comprises: a warm and welcoming reception hallway leading to the bright and spacious lounge, which is tastefully decorated and includes a lovely and cosy wood-burning fireplace. The rear-facing kitchen is one of this fine home's main features, complete with a large island, plenty of built-in appliances with lots of storage space and patio door access directly to the garden grounds. The kitchen is where the current long-term owners spend most of their time, thanks to the delightful snug area to the rear.

On the upper level, you’ll find two well-proportioned bedrooms, both finished to a great standard. The principal bedroom benefits from a wealth of built-in storage. Bedroom two allows plenty of space for freestanding storage. There is a secondary lounge area on the upper level which enjoys five large windows and a log-burning fire - the ultimate space for relaxing. The upper level is completed by a generous three-piece family shower room with a walk-in shower

cubicle.

Externally, the property enjoys additional privacy and versatile outdoor space. The rear garden is a secluded area, finished with artificial grass, brick and tiled ground, and a shed for external storage. This area is ideally positioned to enjoy the south-facing orientation of the home. On-street parking is available directly in front of the property.

Loudoun Street offers a quiet, family-friendly setting while remaining within easy reach of local amenities, schools, and transport links, making it a fantastic base for commuting to Ayr, Kilmarnock, or Glasgow.

Found within close proximity to Mauchline Town Centre, the property is ideally placed to benefit from the many amenities found within the town. These include nearby shops catering for all requirements as well as a bank and post office. For more extensive shopping, the nearby town of Kilmarnock offers a wide range of amenities, including many High Street names as well as a variety of supermarkets.

Schooling is also found locally, with the primary school located nearby the property. Public transport facilities from Mauchline include regular bus services connecting to Kilmarnock, with Kilmarnock itself offering frequent rail travel to Glasgow City Centre and all major Ayrshire towns. For the motorist, the A77/M77 is easily accessible and provides direct access to Glasgow City Centre.

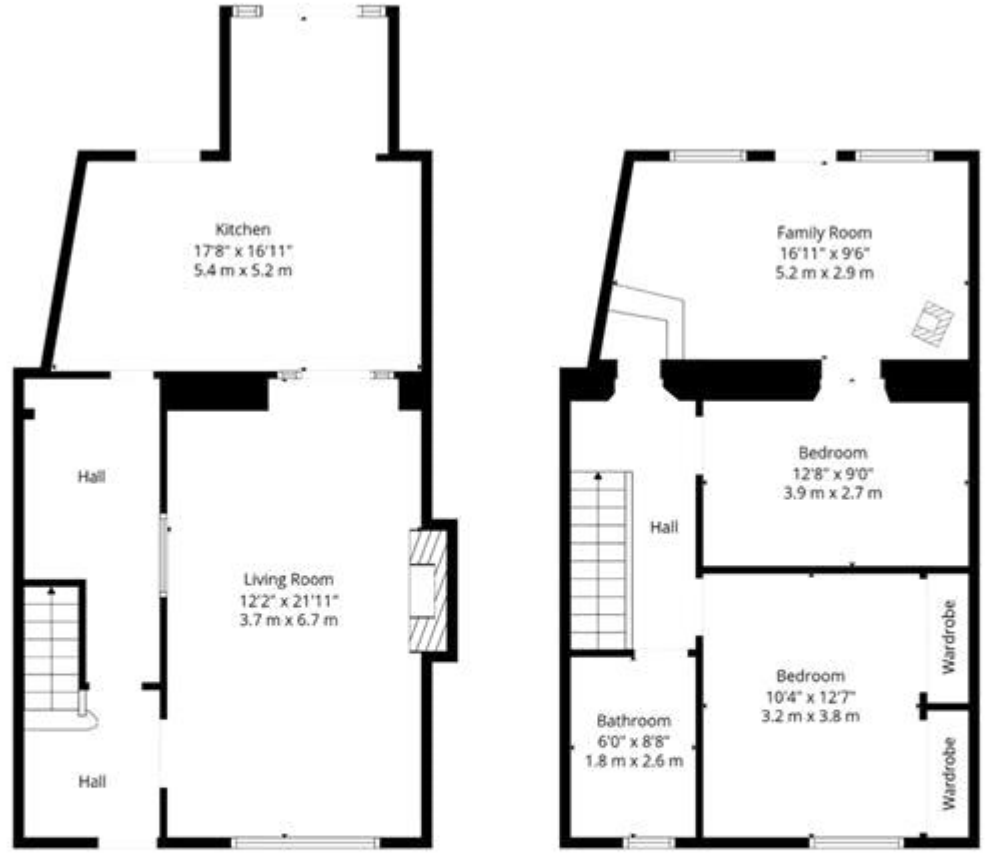
EPC Band - C

Download the home report instantly here (if the link does not show, please visit our website):

https://app.onesurvey.org/Pdf/HomeReport?q=9vIoJ9Y%2fAIdVViosUYBagw%3d%3d

Council Tax Band: B
Tenure: Freehold
Parking options: On Street
Garden details: Enclosed Garden, Private Garden, Rear Garden

Tenure
Freehold



Ground Floor

1st Floor

FILMWORX
PHOTOGRAPHY AND VIDEO PRODUCTION

Total: 1239 sq. Ft, 115 m2

Ground Floor: 647 sq. Ft, 60 M2, 1st Floor: 592 sq. Ft, 55 m2

Excluded Areas: Fireplace: 7 sq. Ft, 1 M2, Walls: 86 sq. Ft, 8 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - https://www.filmworx.co.uk

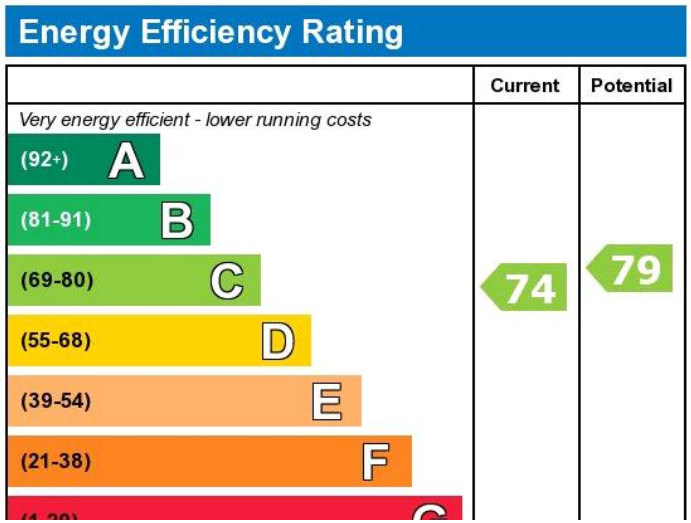












Viewing by appointment only
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