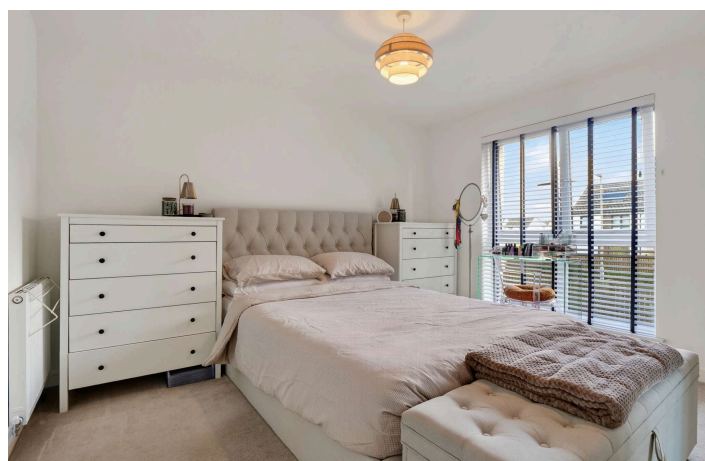




Detached Villa

158 Kilmarnock Road, Mauchline, KA5 5LG



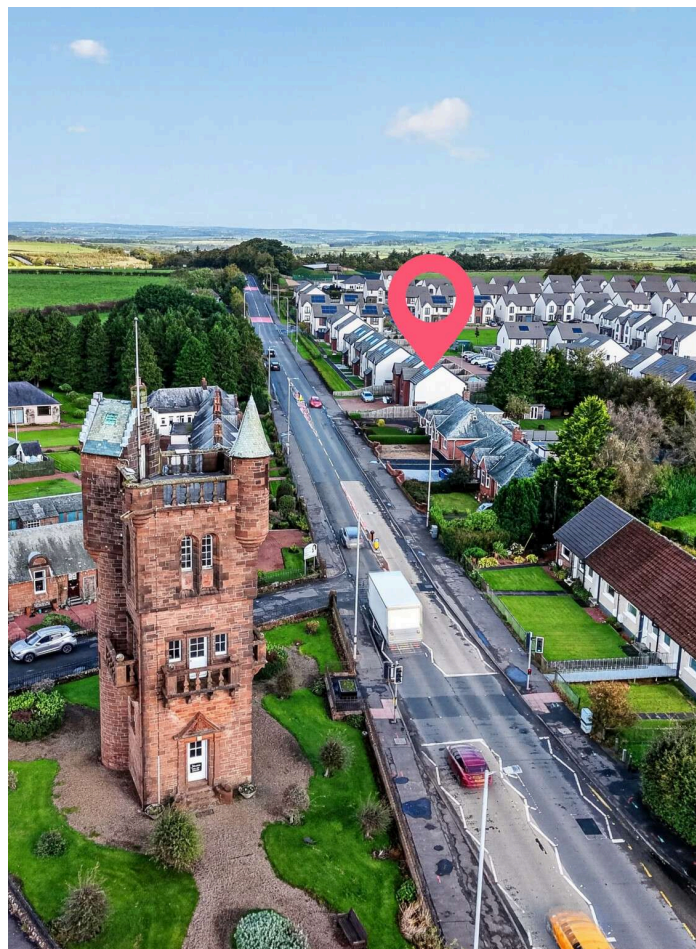


158 Kilmarnock Road

Nestled within a sought-after new build development on Kilmarnock Road, Mauchline, this impressive three-bedroom family home offers spacious and contemporary accommodation perfectly suited to modern living. Conveniently located just minutes from the iconic Burns Memorial Monument, the property combines a peaceful setting with excellent local amenities and transport links. Upon entering, the welcoming hallway leads to a convenient WC, two useful storage cupboards. The heart of the home is the bright and spacious open plan lounge, dining and kitchen area, creating the ideal space for both everyday family life and entertaining. Bi-folding doors flood the room with natural light and provide direct access to the enclosed rear garden. A separate utility room offers additional practicality and storage with direct access to the integral garage. The upper level comprises a generous master bedroom complete with ensuite shower room, two further well-proportioned double bedrooms, a stylish family bathroom, and additional storage cupboards. Externally, the property benefits from a substantial monoblocked driveway providing off-street parking for several vehicles. To the rear, the enclosed garden is laid mainly to lawn, offering an excellent outdoor space for families, children and pets to enjoy. The property benefits from a built in Ring door bell system to the front and rear of the property which also lights the rear garden. There is a floored loft space providing further storage/eve storage. This fantastic modern home presents an excellent opportunity for families and professionals alike, offering flexible accommodation, quality finishes and a desirable location within one of Mauchline's popular residential developments.

Measurements

Hall / Landing	13'7 x 6'8
WC	6'0 x 6'8
Lounge Dining Kitchen	21'7 x 11'7
Area	5'8 x 5'7
Utility Room	16'8 x 8'4
Garage	12'2 x 11'9
Bedroom 1	7'1 x 6'1
Ensuite	12'1 x 9'8
Bedroom 2	11'9 x 9'2
Bedroom 3	9'3 x 7'3
Bathroom	



Viewing
Through solicitors on 01294 606700

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Reference
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