

# 5 Waterside

CATRINE, MAUCHLINE, KA5 6QX



*Tastefully decorated two-bedroom house, tucked away in a popular pocket of Catrine*



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We are delighted to introduce to the market this spacious two-bedroom house, formed over two levels, which would be the perfect acquisition for a wide variety of people looking for their ideal home. It is ideally positioned within a highly sought after area with local shops and amenities nearby.

The property has been maintained to an exacting standard by its current owners, who have created a fabulous home, which is both flexible and incredibly adaptable.

# THE LOUNGE



Once inside, discerning purchasers will be greeted with a first-class specification. The property is accessed via the welcoming hallway which leads to all apartments on this level. Thereafter a generously proportioned family lounge presented in neutral décor is flooded with natural light and provides a pleasant outlook.



# THE KITCHEN



The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop, which creates a fashionable and efficient workspace. It also benefits from a host of integrated appliances and plumbed space for free standing appliances. An added bonus is the recessed space provided for a table and chairs. The handy WC completes the impressive accommodation on this level.







The crisp and contemporary styling continues on the first-floor level where you will discover two well-appointed bedrooms and a family bathroom suite. Both of the bedrooms are complemented with built and storage and have a range of furniture configurations and space for additional free-standing furniture if required. A four-piece family bathroom suite completes the accommodation internally.

## BEDROOM 1





# BEDROOM 2





# THE BATHROOM





Externally the property has well-maintained front and rear gardens with allocated parking to the front of the property. The rear garden is fully enclosed and is a real suntrap in the summer months. Many an evening will be spent here enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



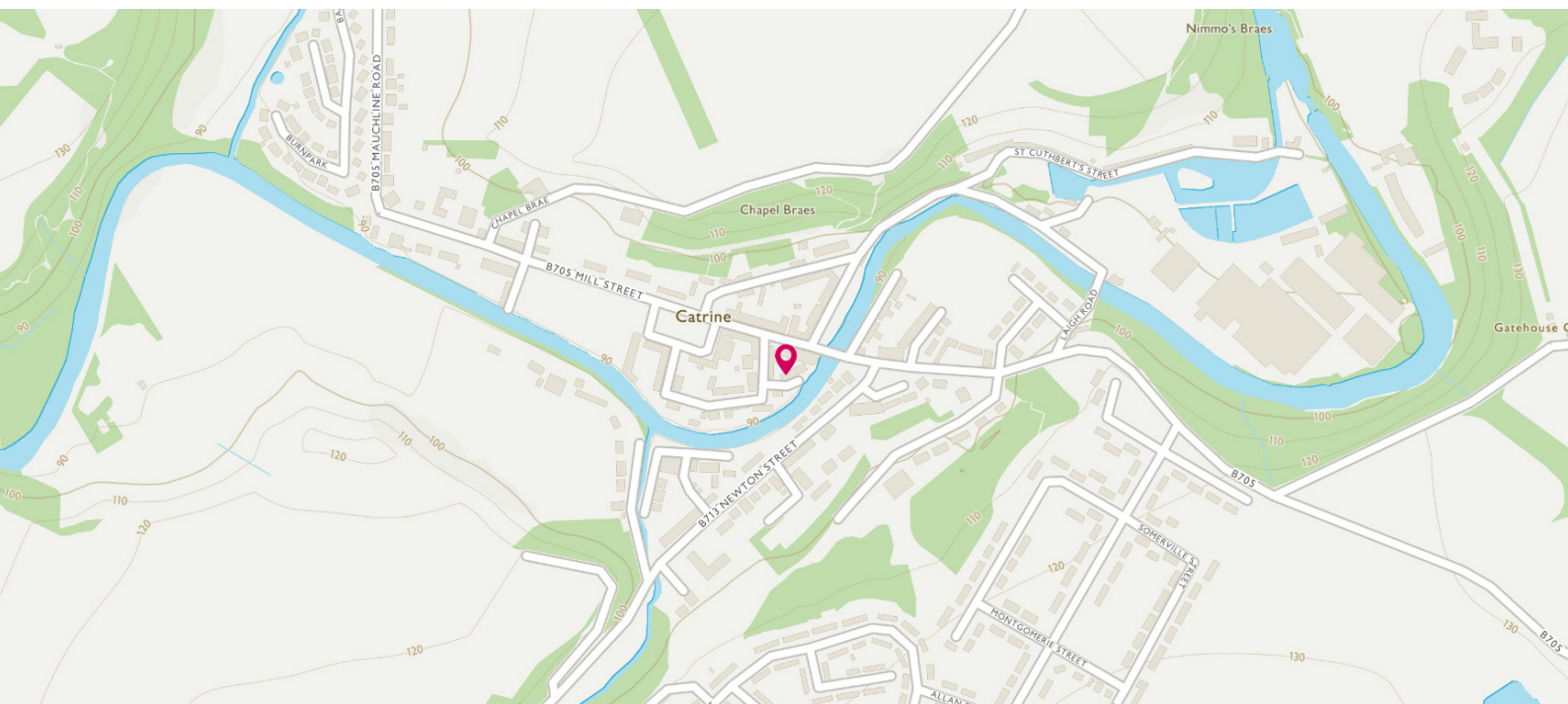
Approximate Dimensions (Taken from the widest point)

Kitchen	4.20m (13'9") x 2.55m (8'4")
Lounge/Diner	5.85m (19'2") x 3.00m (9'10")
WC	2.35m (7'9") x 1.10m (3'7")
Bedroom 1	4.20m (13'9") x 2.60m (8'6")
Bedroom 2	4.20m (13'9") x 4.20m (13'9")
Bathroom	2.65m (8'8") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>

EPC Rating: C

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





# THE LOCATION

5 Waterside is situated in the ex-mill village of Catrine which is located on the right bank of the River Ayr with all local amenities on its doorstep.







The neighbouring town of Mauchline, which is known primarily for its connections with Robert Burns, is a small town 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. Nearby railway station at Auchinleck has transport links to Glasgow Central and the South. Today the town is well served by agricultural, manufacturing, retail and wholesale endeavours. Catrine Primary school is a short walk away, whilst secondary education is available 2 miles away at Auchinleck Academy.

There is a selection of schools to choose from in the popular town of Ayr and private education, at all levels, at Wellington School. Belmont Academy is also extremely popular and the preferred choice for many families.



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