

11 St. Germain Street

CATRINE, MAUCHLINE, KA5 6RG



*BRIGHT AND SPACIOUS GROUND
FLOOR FLAT*



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Part Exchange available. We are pleased to introduce to the market this spacious one-bedroom ground floor flat which would be a super acquisition for either a first-time buyer(s), buy-to-let investment, or those downsizing. The flat has been designed to maximise the natural available light to create a bright ambience. Some rooms are in need of modernisation however this is perfect for those wanting to put their own 'stamp' on it. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

A main door entrance, allows access to all apartments. The lounge is pleasantly located to the front of the property which is flooded with natural light and provides an interesting outlook. The fitted kitchen includes a range of floor and wall-mounted units with a contemporary work surface and a host of integrated appliances. There is ample space plumbed for free-standing appliances. Access to the sun room is from the kitchen and can be transformed into a number of things. The well-appointed bedroom is bright and airy with a range of furniture configurations with space for additional free-standing furniture if required. The wet-room completes the accommodation internally.





The Kitchen





Sun Room

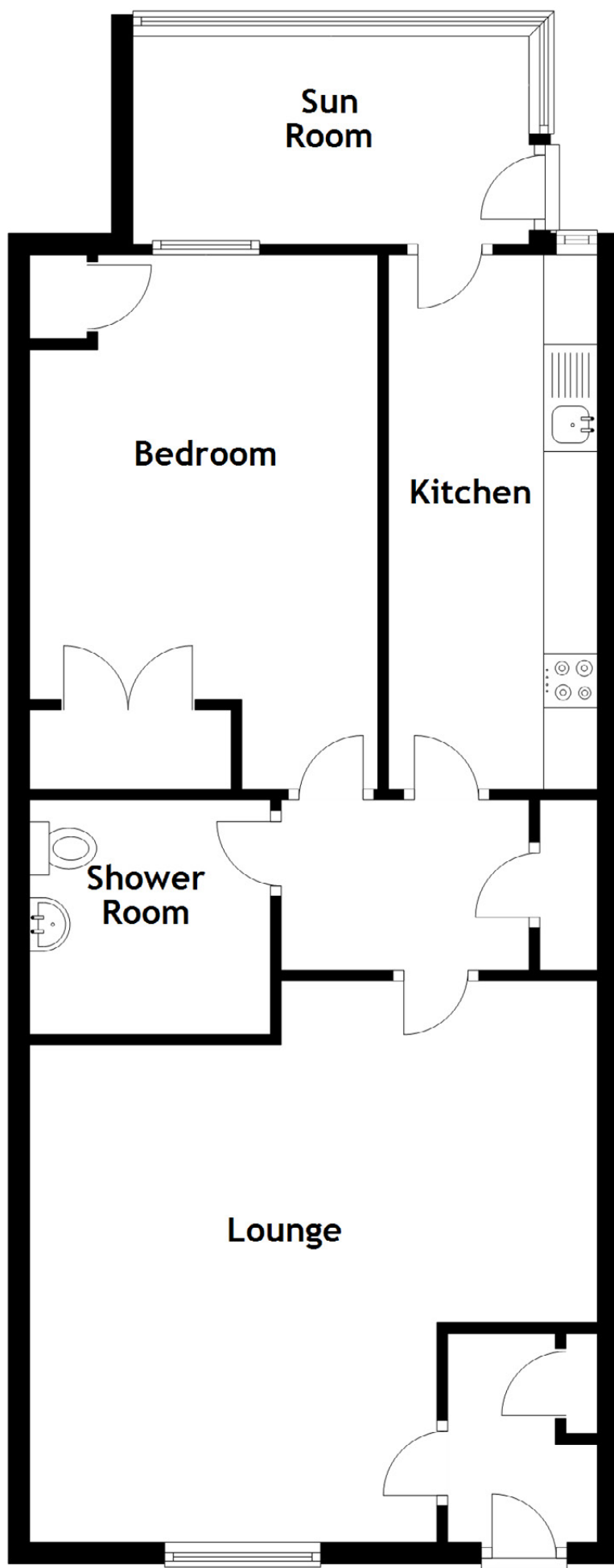




The Bedroom







Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 5.25m (17'3")
Kitchen	5.00m (16'5") x 1.95m (6'5")
Bedroom	5.00m (16'5") x 3.25m (10'8")
Sun Room	3.70m (12'2") x 1.95m (6'5")
Shower Room	2.25m (7'5") x 2.20m (7'2")

Gross internal floor area (m²): 63m²

EPC Rating: C



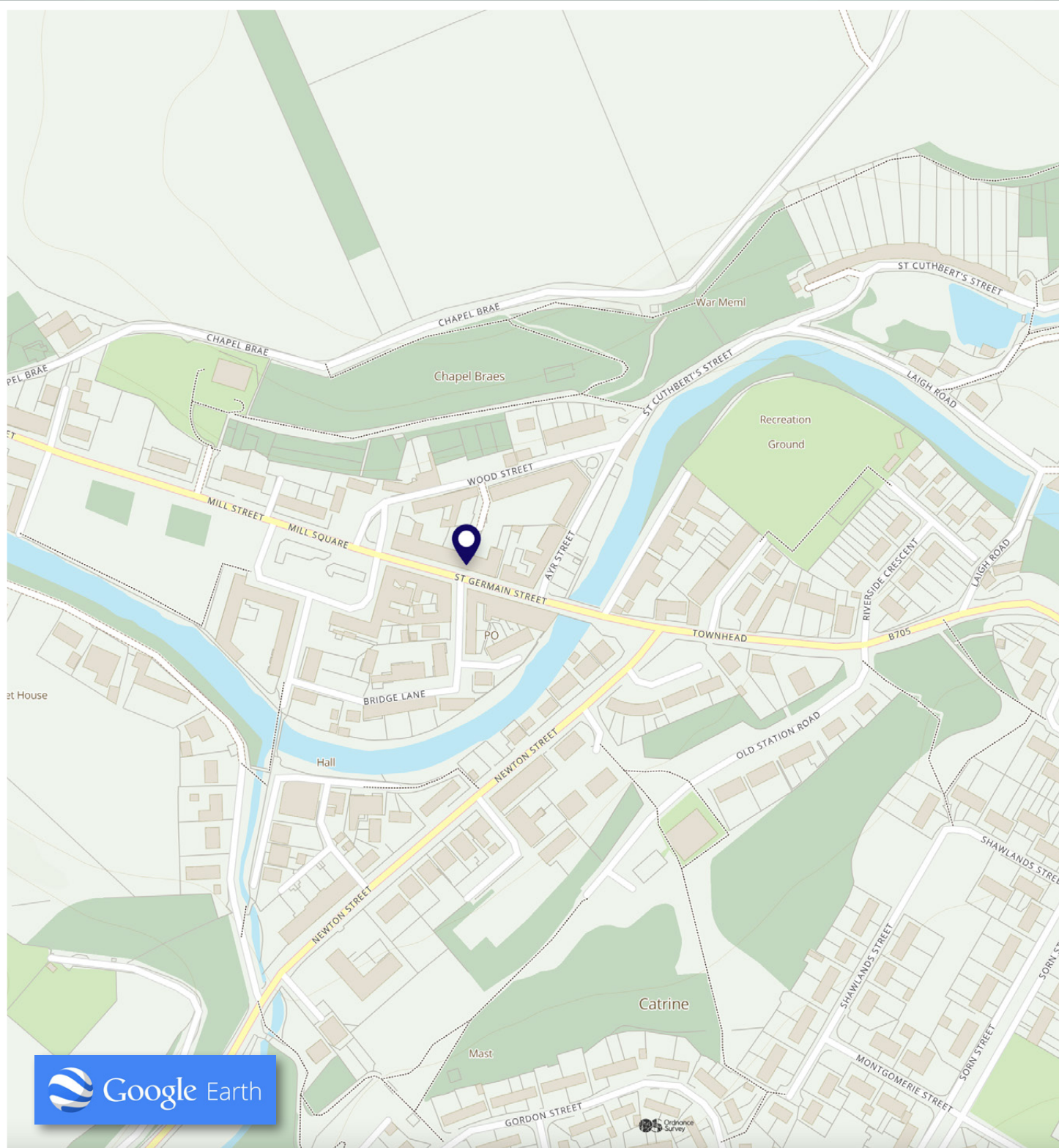
Externally, there are communal grounds and private parking to the rear. Double glazing and gas central heating has been provided throughout to create a warm, yet cost-effective way of living all year round.





11 St Germain Street 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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
DIANE KERR
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CRAIG DEMPSTER
Photographer



Layout graphics and design
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