

33 Wood Street

CATRINE, MAUCHLINE, KA5 6RJ



A spacious four/five bedroom townhouse, with the opportunity to put your own stamp on things



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McEwan Fraser Legal are delighted to offer to the market this spacious four/five bedroom townhouse, split over three levels offering excellent family accommodation in a quiet area close to amenities and road links. The property would be an ideal house for a wide variety of potential purchasers looking for their ideal home. The property is in need of modernisation but would be perfect for those looking to put their own stamp on things.

BEDROOM 1



An entrance vestibule gives access to the property with two bedrooms, a shower room and a utility room on the ground floor level.

BEDROOM 2



THE UTILITY & SHOWER ROOM





A set of stairs leading to the first floor gives you access to a bright and spacious lounge and kitchen, with the kitchen giving access to the rear garden.

THE KITCHEN





THE LOUNGE





The top floor boasts a further three bedrooms and a family bathroom. The property is very versatile and can be transformed to meet each individual purchaser's needs and requirements. Room dimensions are generous and have been arranged to offer flexibility and individuality.

All of the bedrooms are a great size and offer a range of furniture configurations and space for additional free-standing furniture if required.

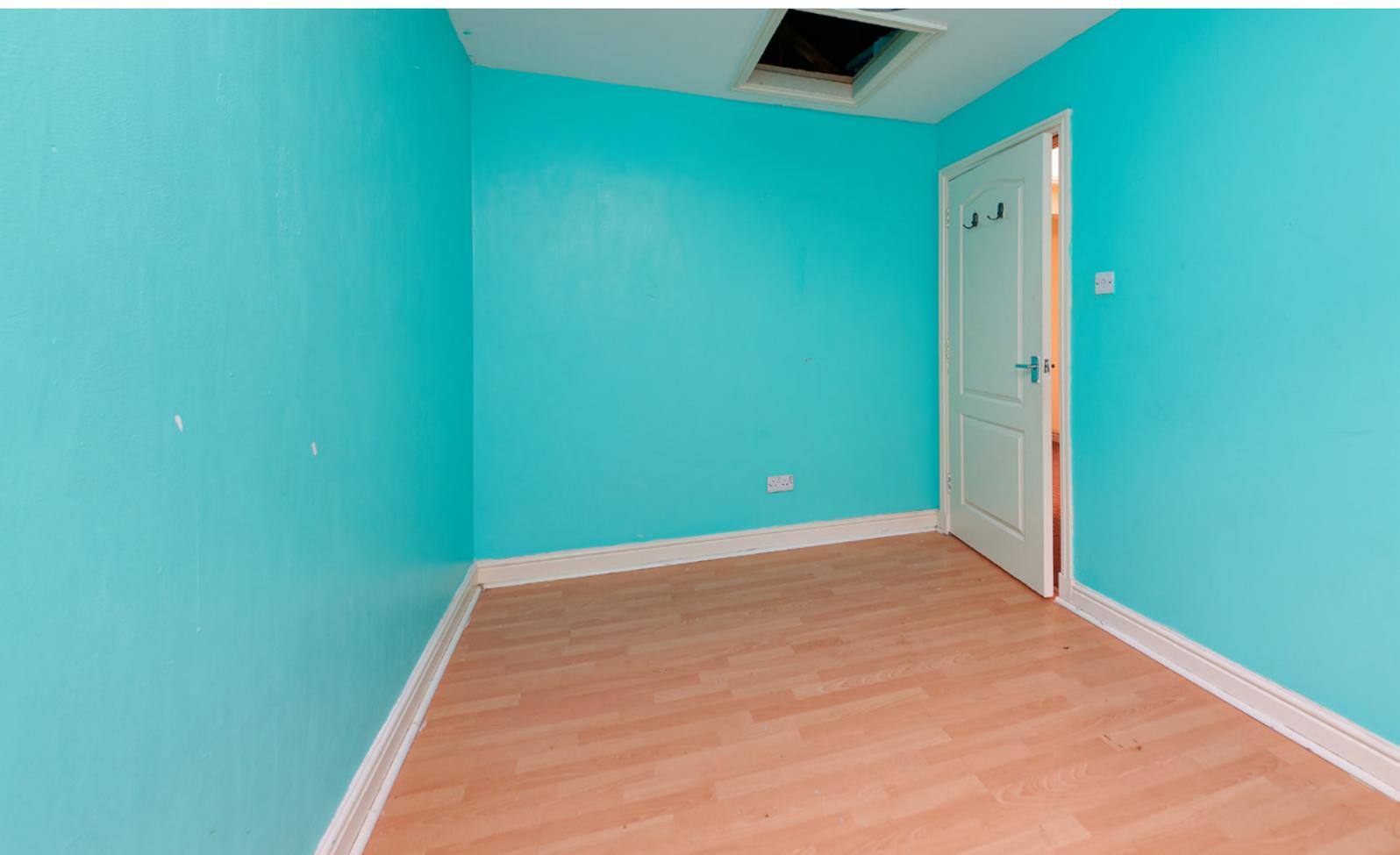
THE BATHROOM



BEDROOM 3



BEDROOM 4



BEDROOM 5



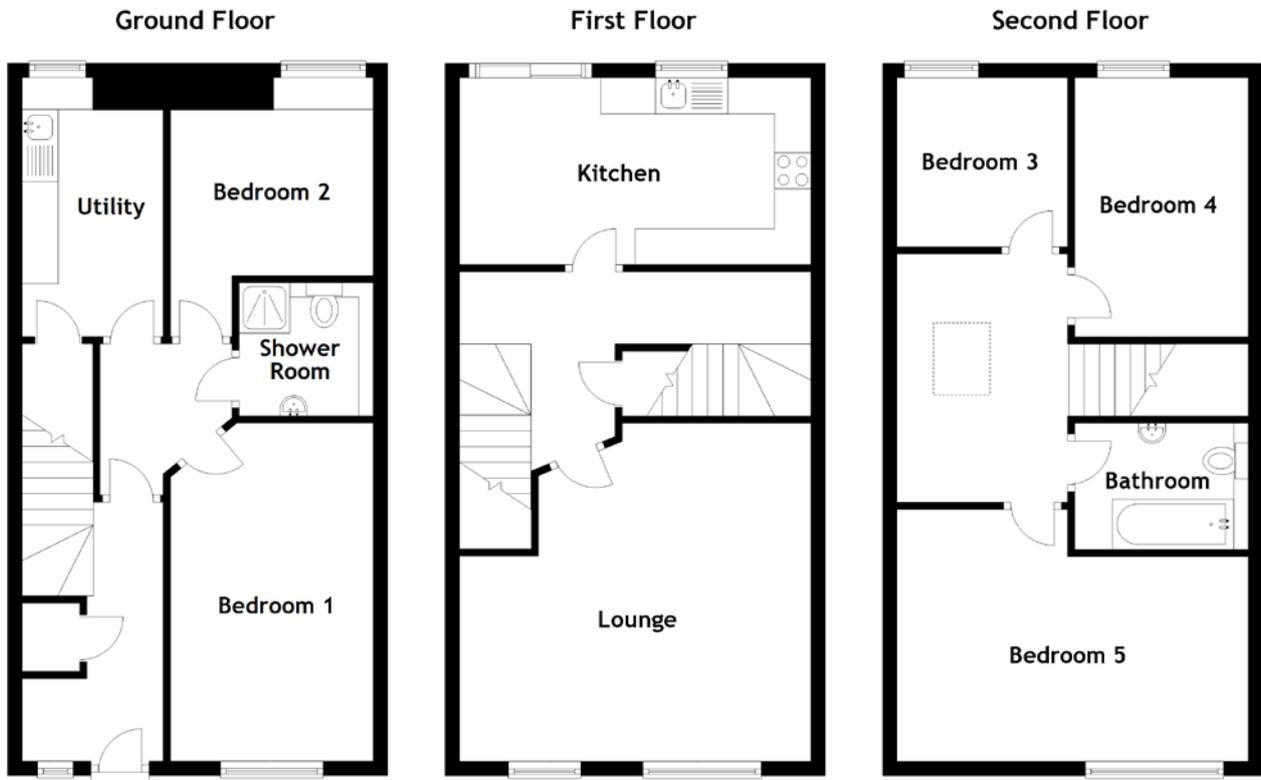
Externally, there are private front and rear garden grounds with a driveway to the front providing off-road parking.

The high specifications of this home also include double glazing and gas central heating for additional comfort all year round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

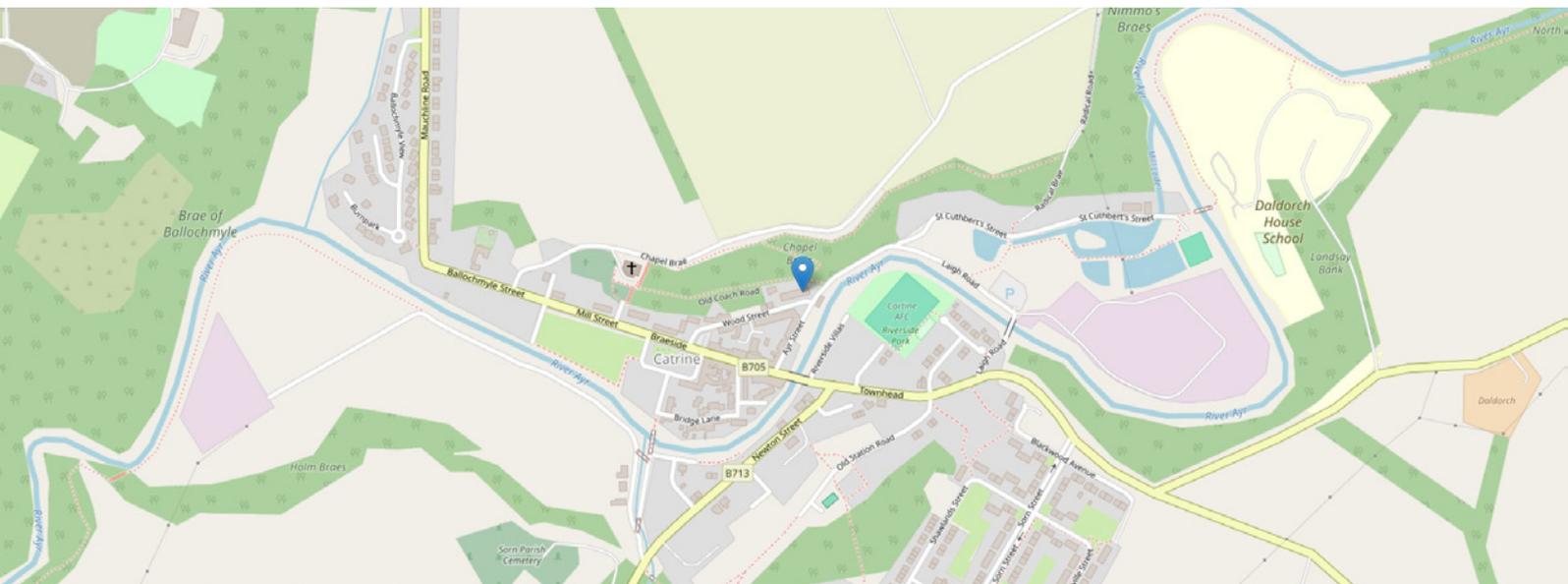
Ground Floor
 Bedroom 1 4.70m (15'5") x 2.80m (9'2")
 Bedroom 2 3.15m (10'4") x 2.80m (9'2")
 Shower Room 1.85m (6'1") x 1.85m (6'1")
 Utility 3.15m (10'4") x 2.82m (9'3")

First Floor
 Lounge 4.90m (16'1") x 4.70m (15'5")
 Kitchen 4.90m (16'1") x 2.55m (8'4")

Second Floor
 Bedroom 3 2.40m (7'10") x 2.35m (7'9")
 Bedroom 4 3.60m (11'10") x 2.40m (7'10")
 Bedroom 5 4.85m (15'11") x 2.00m (6'7")
 Bathroom 2.40m (7'10") x 1.75m (5'9")

Gross internal floor area (m²): 136m² | EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings.



THE LOCATION

33 Wood 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.

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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