

35 Wood Street

CATRINE, MAUCHLINE, KA5 6RJ



*A spacious four-bedroom end-terrace townhouse,
the perfect property for a variety of people*



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McEwan Fraser Legal are delighted to offer to the market this spacious three/four-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. Room dimensions are generous and once inside, discerning purchasers will be greeted with a first-class specification.

THE MASTER BEDROOM



An entrance vestibule gives access to the property with a set of stairs leading to the first floor and a door that leads you to the spacious master bedroom with the shower en-suite. The master bedroom on the ground floor is a great size and offers a range of furniture configurations and space for additional free-standing furniture if required. This room can be transformed to meet each individual purchaser's needs and requirements.

THE MASTER EN-SUITE



Journeying up to the first floor where the kitchen and lounge are situated. The lounge is flooded with natural light from a set of doors that open and allow you to invite outside in.



THE LOUNGE



THE KITCHEN



The kitchen has a range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. The kitchen comes complete with a host of integrated appliances and plumbed space for free-standing appliances. Access to the decking area is from this zone.





Make your way up to the second floor, where three well-appointed bedrooms are pleasantly located on this level, all of which are bright and airy with a range of furniture configurations. The family bathroom suite completes the accommodation internally.

THE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



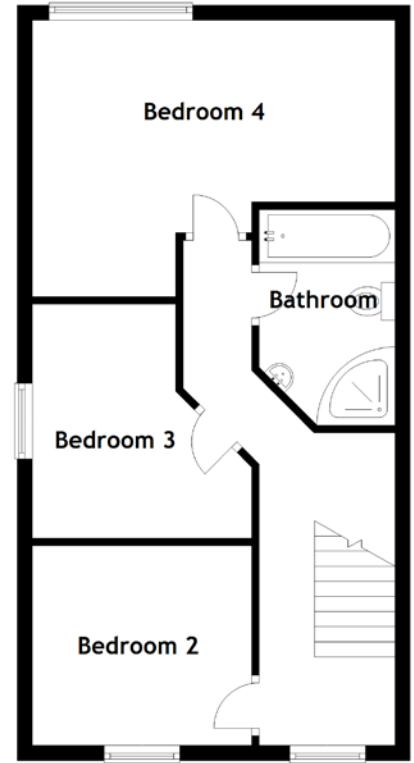
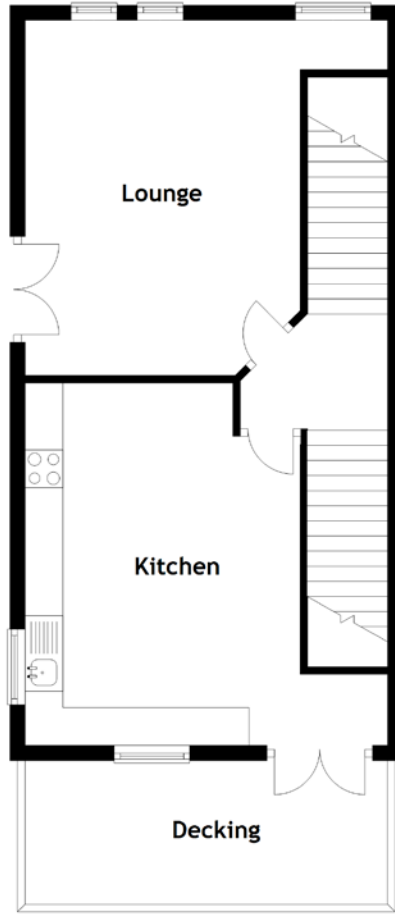
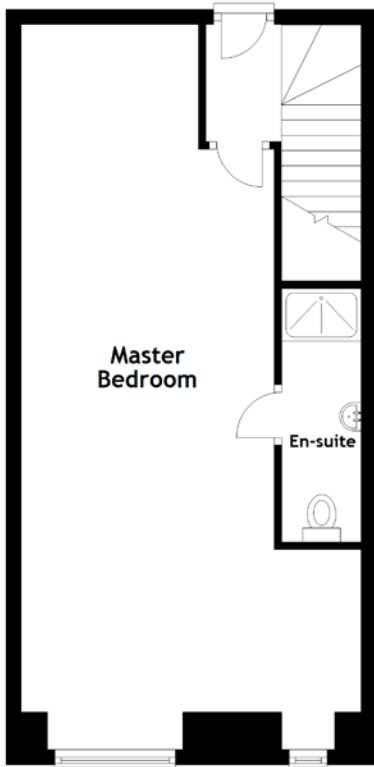
Externally, there are private front, side and rear garden grounds with a driveway to the front providing off-road parking. The high specifications of this home also include double glazing and gas central heating for additional comfort all year round.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Master Bedroom 9.60m (31'6") x 4.50m (14'9")
En-suite 3.35m (11') x 1.05m (3'5")

First Floor

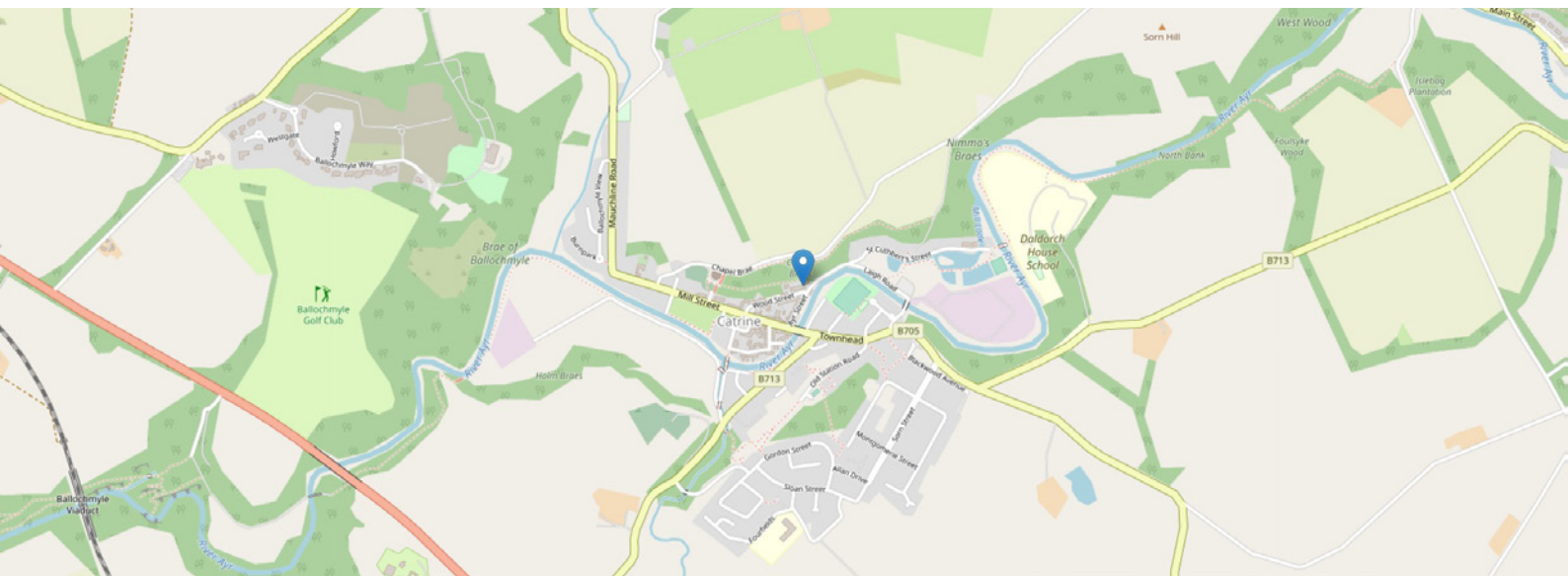
Lounge 4.80m (15'9") x 4.70m (15'5")
Kitchen 4.80m (15'9") x 4.70m (15'5")

Second Floor

Bedroom 2 2.90m (9'6") x 2.60m (8'6")
Bedroom 3 3.10m (10'2") x 2.90m (9'6")
Bedroom 4 4.80m (15'9") x 3.65m (12')
Bathroom 2.85m (9'4") x 1.80m (5'11")

Gross internal floor area (m²): 126m²

EPC Rating: C



THE LOCATION

35 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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