

Galbraith



**MAPPERLEY**

10 GREENHEAD, MAUCLINE, EAST AYRSHIRE



# MAPPERLEY, 10 GREENHEAD, MAUCHLINE, EAST AYRSHIRE

An attractive detached bungalow situated privately in Mauchline.

Kilmarnock 9 miles ■ Ayr 12 miles ■ Glasgow City Centre 30 miles

## Offers Over £295,000

Kitchen/Living/Dining Room, Snug, Sitting Room, Master Bedroom (en suite shower room), 3 Bedrooms, Office/Bedroom 5, Family Bathroom. Utility Room, w.c.

- Lovely enclosed gardens.
- Integral double garage.
- Spacious and bright accommodation.
- Private position within walking distance of local amenities.



## Galbraith

Ayr  
01292 268181  
ayr@galbraithgroup.com

 OnTheMarket



**SITUATION**

Mapperley, 10 Greenhead is located in the popular village of Mauchline in East Ayrshire. Primary schooling is available along with a good range of services including a doctor's surgery and local shops. The towns of Kilmarnock (9 miles) and Ayr (12 miles) offer a wider range of amenities including excellent shopping, restaurants, cinemas and sports facilities.

Glasgow city centre is accessible via the A76 and M77. There are excellent transport links in the area with a regular train service to Glasgow from Kilmarnock and Auchinleck (5 miles). Glasgow Prestwick Airport is about 13 miles distant and has regular scheduled European flights whilst Glasgow International Airport (about 35 miles) offers both national and international flights.

Mauchline is known for its connections with Scotland's National poet, Robert Burns who lived in the town with his wife. There is now a museum in the house on Castle Street which was once their home. Nearby places of interest include Dumfries House, a Palladian country house set in a 2,000 acre estate with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee shop. At Auchinleck Estate there are enjoyable riverside walks to Wallace's Cave and Peden's Cave, and the River Ayr gorge walk by the Mauchline Viaduct is close by. Auchinleck Mansion House, was built by Lord Auchinleck, James Boswell in the late 1700s. There is a popular coffee shop and gift shop (Boswell's Coach House) within the Estate grounds.

**DESCRIPTION**

Mapperley is an attractive and beautifully presented bungalow benefiting from its own position in a private cul de sac. The accommodation includes a light and bright sitting room with electric fire and bay window with lovely views over the garden. The kitchen/dining/living room has French doors leading to the outside deck area. The kitchen is fitted with floor and wall units including integrated gas hob, electric oven, integrated microwave, wine cooler and fridge freezer. There is a snug with French doors to the decking, three bedrooms, office/bedroom 5 and a family bathroom.

The master bedroom suite has en suite shower room and dressing area, there is a useful utility room with plumbing for washing machine and dishwasher and w.c. There is plenty of storage throughout. There is also a double garage with electric control roller doors.

**GARDEN (AND GROUNDS)**

The mobobloc drive has parking for several cars and the gardens are a delight in spring and summer with a variety of colourful shrubs and plants. The rear garden is down to lawn with a patio area, large timber deck and a childrens' play shed.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas central heating	Band F	C72	Superfast Fibre Broad available	Yes

**FLOOD RISK**

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

**RIGHTS OF ACCESS**

There is a Right of Access along the private drive to Mapperley, 10 Greenhead.

**DIRECTIONS**

From Kilmarnock, continue along the A76 to Mauchline. Before the traffic lights, turn left onto Burnside Road and turn left onto Greenhead, No 10 is on the right hand side, at the stone wall proceed up the drive and No 10 is then the first house on your left.  
KA5 6DB

Sitting Room



Snug



Dining/Living Room



**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
///prancing.ribcage.punk

**SOLICITORS**

D W Shaw, 5 Kilmarnock Road, Mauchline KA5 5DB

**LOCAL AUTHORITY**

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU, Tel: 01563 576000

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**VIEWINGS**

Strictly by appointment with the Selling Agents.

**ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Hall



Bedroom



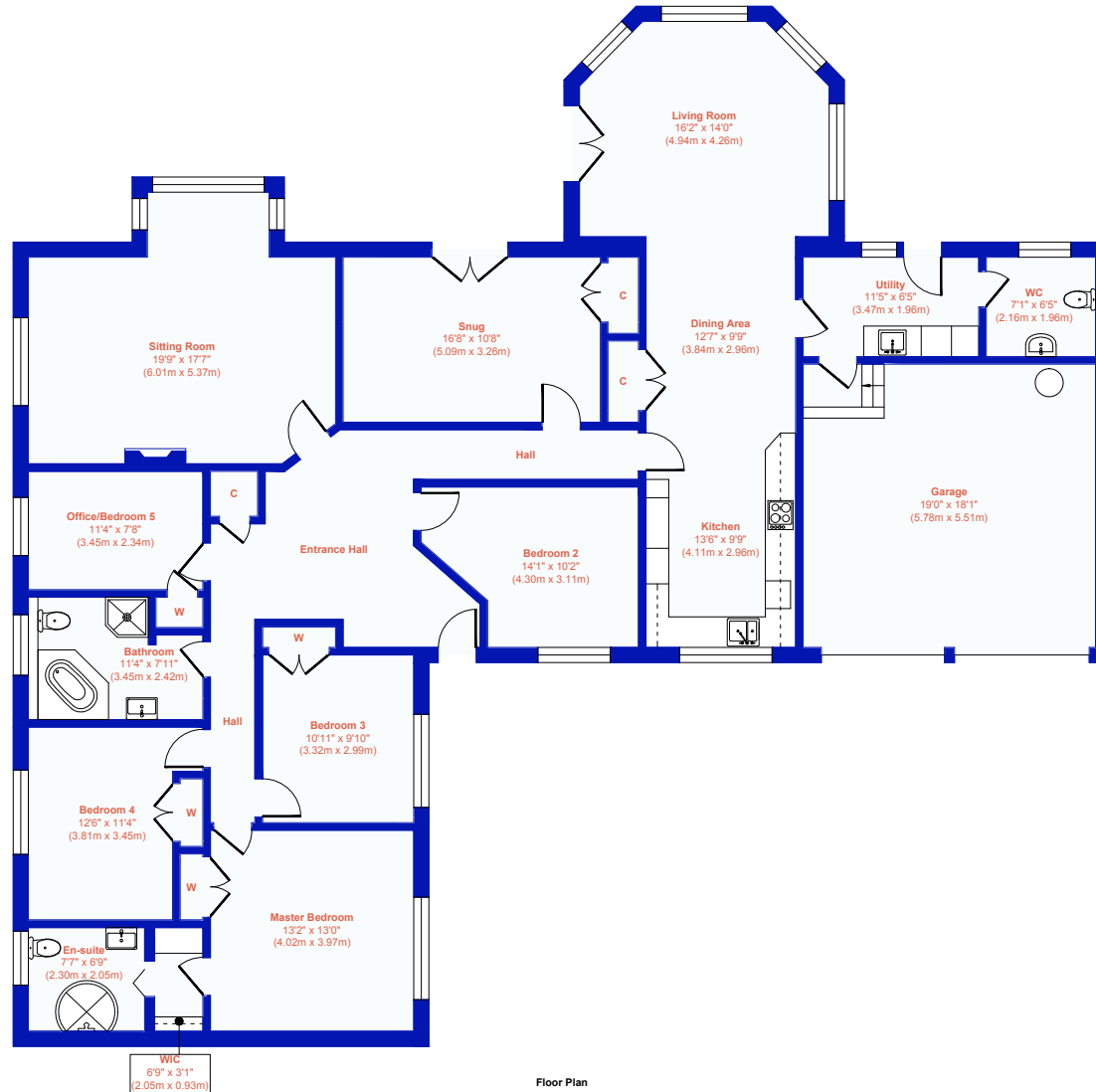
Shower Room



Bedroom



# Mapperley, 10 Greenhead, Mauchline, East Ayrshire, KA5 6DB



Floor Plan

**Approx. Gross Internal Floor Area 2595 sq. ft / 241.00 sq. m (Including Garage)**

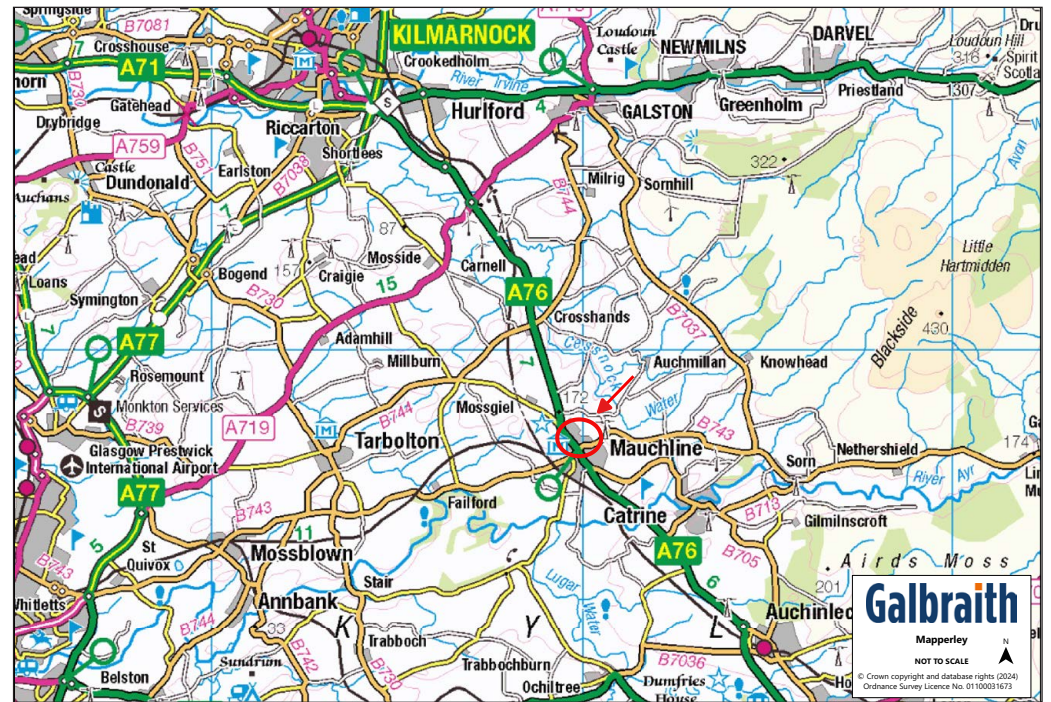
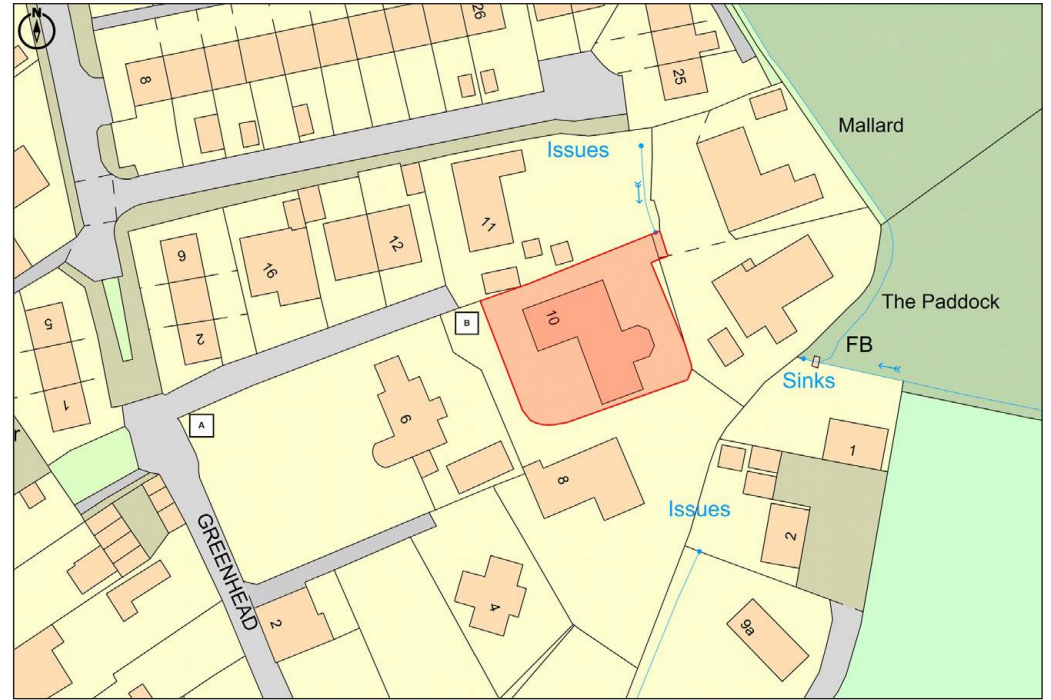
Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024

Bathroom









Galbraith



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