



**12 NETHERPLACE QUADRANT**  
MAUCLINE

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

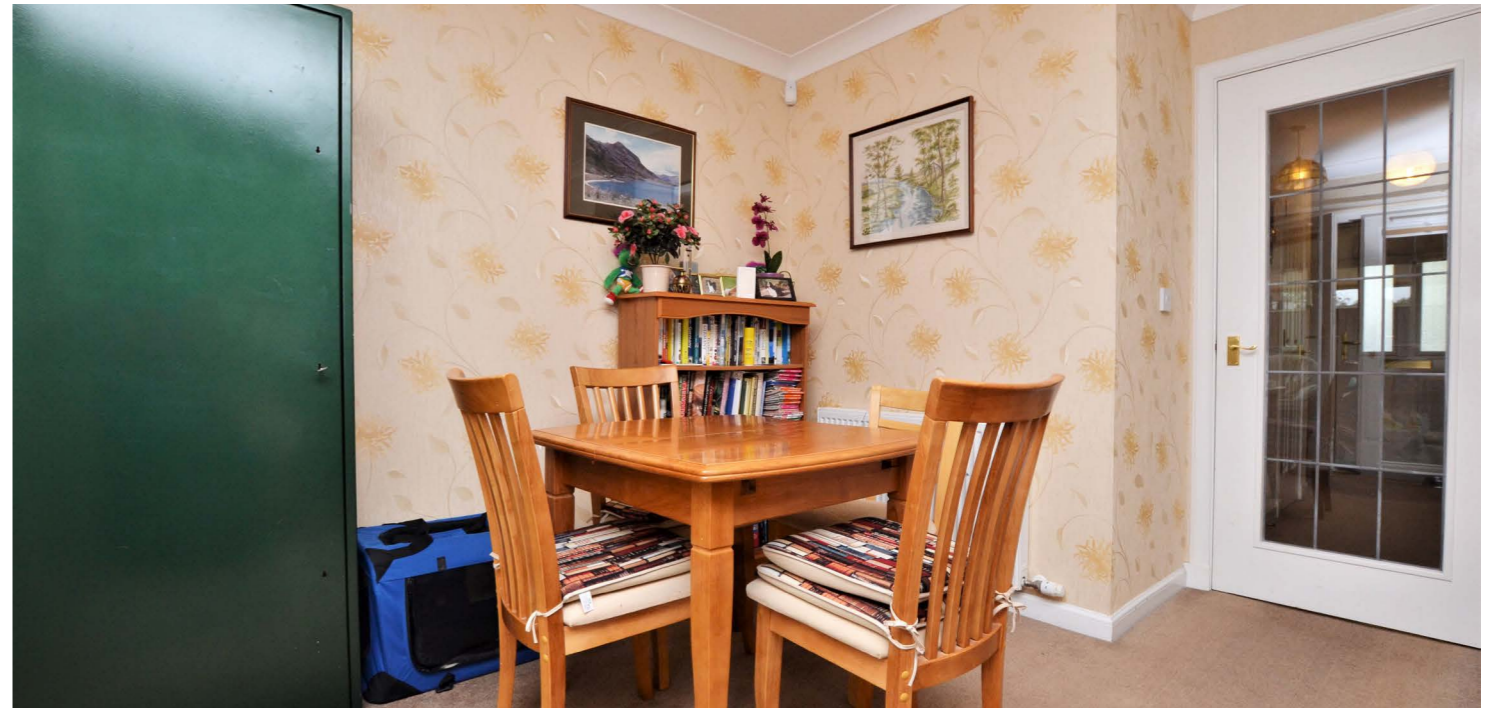
**An impressive detached family villa by Messrs MacTaggart & Mickel, set on a preferred plot with generous gardens, in a popular and quiet residential area of Mauchline.**

Netherplace Quadrant forms part of a quiet and executive development by MacTaggart & Mickel set on the fringe of the town of Mauchline. Mauchline has a range of amenities and there is swift commuting to the nearby market towns of Ayr and Kilmarnock, with road links to Glasgow.

Number 12 is a well-presented modern detached villa that offers a wealth of family accommodation and generous garden grounds that are nestled within a quiet residential area. There is the addition of a sunny garden room to the rear, which adds to the living space and there are a number of features so sought-after by the modern family, including an en suite shower, a separate family bathroom, a downstairs W.C and utility, gas central heating and double glazing. There is also ample off road parking and well-tended, private garden grounds.

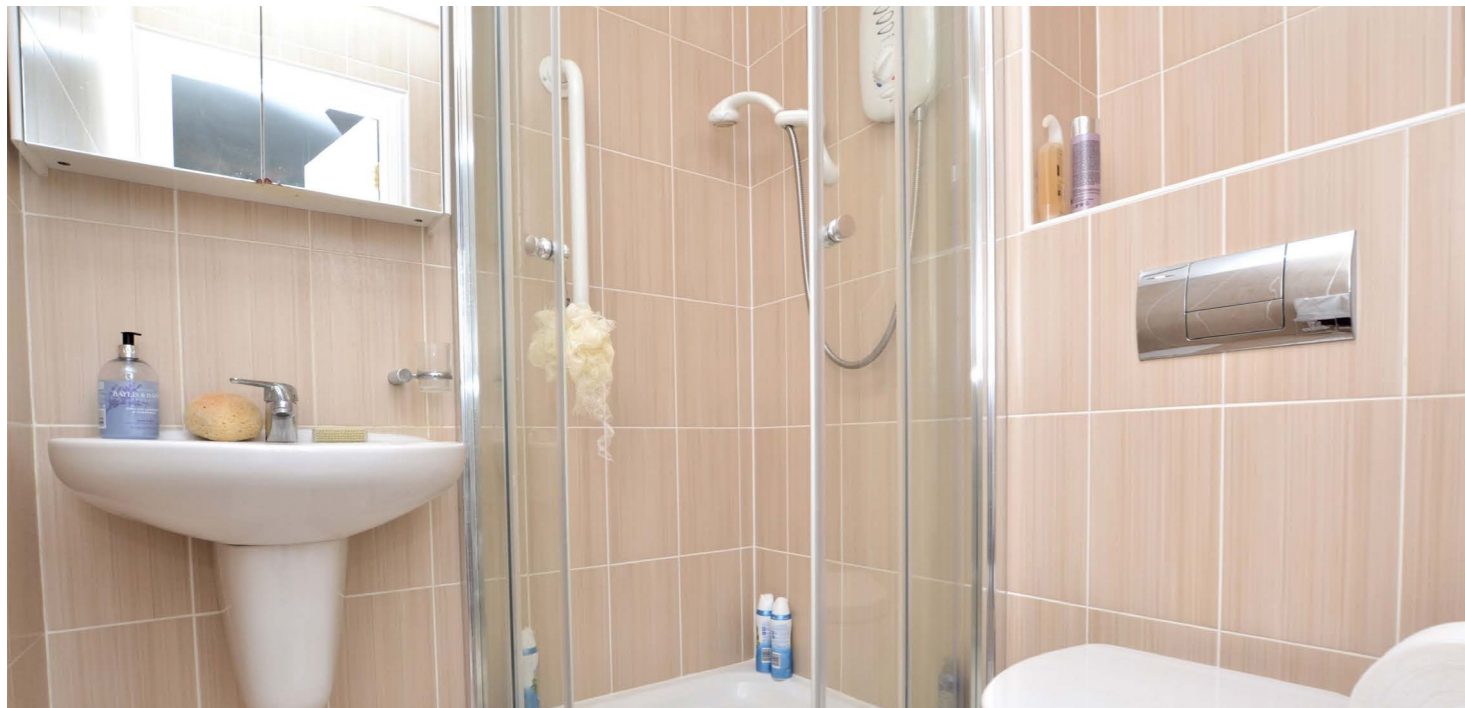
In more detail, the internal accommodation extends to an entrance hall with a storage cupboard and a downstairs W.C/ utility room, a spacious lounge to the front, a large open plan dining kitchen with modern fixtures and fittings, ample wall and base units and French doors leading through to a bright garden room with a door to the rear garden. On the upper floor there is a storage cupboard and loft access off the landing, a luxury family bathroom suite, two large bedrooms and a master bedroom with an en suite shower room.

Externally there are garden grounds to the front with a large monoblock driveway allowing off road parking for a number of vehicles. There is gated access at the side round to a fully enclosed rear garden with a manicured lawn, decorative shrub borders and a paved patio area.



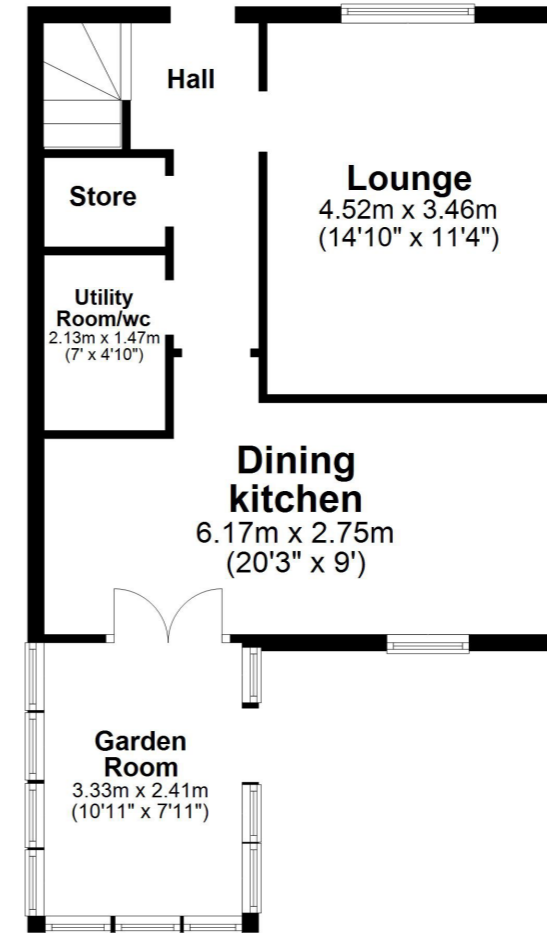






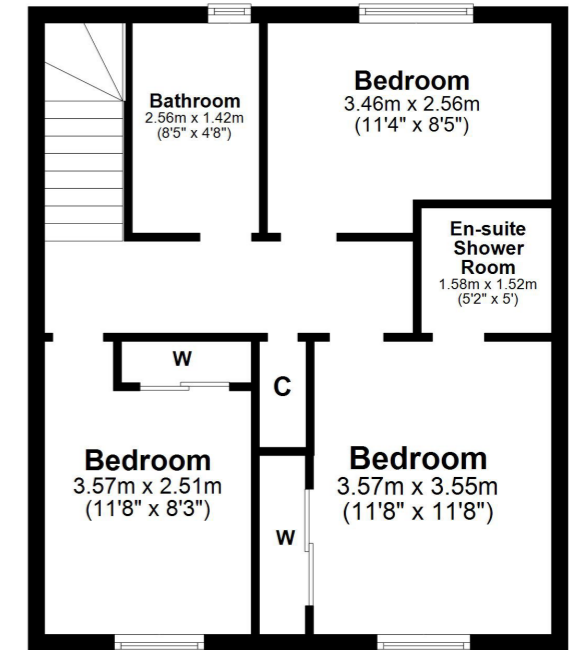
### Ground Floor

Approx. 55.1 sq. metres (593.6 sq. feet)



### First Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



From our office in Troon, proceed towards Ayr via the A78/A77. At the Whitletts Roundabout take the first exit onto the B743 and continue into Mauchline. Turn left at the roundabout into Netherplace Quadrant and follow the road round to the left, where number 12 can be found on the right hand side.

TR1504 | Sat Nav: 12 Netherplace Quadrant, Mauchline, KA5 5AS

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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