

# 11 Lambfair Gardens

AUCHINLECK, CUMNOCK, EAST AYRSHIRE, KA18 2HY



*Modern two bed flat in the popular semi-rural town of Auchinleck*



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McEwan Fraser Legal is delighted to present this two-bedroom upper flat in the semi-rural town of Auchinleck. The property is in walk-in and start living condition, but with scope to add your own taste with furniture. The flat is in an excellent location, only a five-minute walk away from the main street with numerous amenities.

The property has been well designed to maximise the available natural light, functionality and storage space. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, with modern specifications and contemporary décor.

# THE LOUNGE



The property is accessed via a side door, with stairs leading up to the flat. From the hallway, there is access to the large attic space for extra storage options. The hallway leads to a spacious lounge with ample room for a dining table and access to the fully equipped bright kitchen.

# THE KITCHEN





The property has two large double bedrooms, both of which have built-in wardrobes and room for a range of furniture configurations. The bright, modern bathroom has both a bath and shower. The stylish kitchen has under-counter space for a washing machine and dishwasher, and additionally room for an American-style fridge-freezer.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



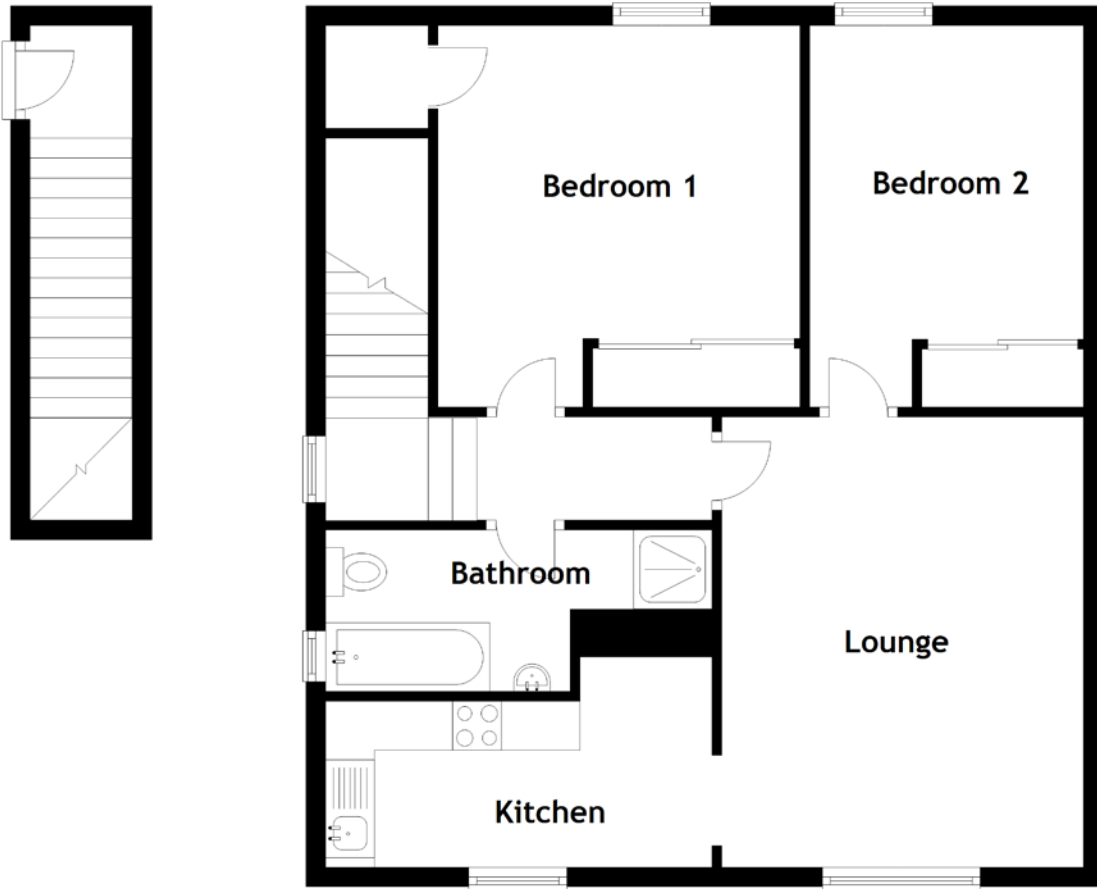
Externally there is a spacious back garden, perfect for a young family who need to keep their little ones safe, and a large driveway. The rear garden is a real suntrap and will be popular with all members of the family, especially in the summer months. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

This is a fantastic opportunity to acquire a semi-rural flat offering quiet living while still being in a community with plenty of amenities just a short walk away, the best of both worlds!

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

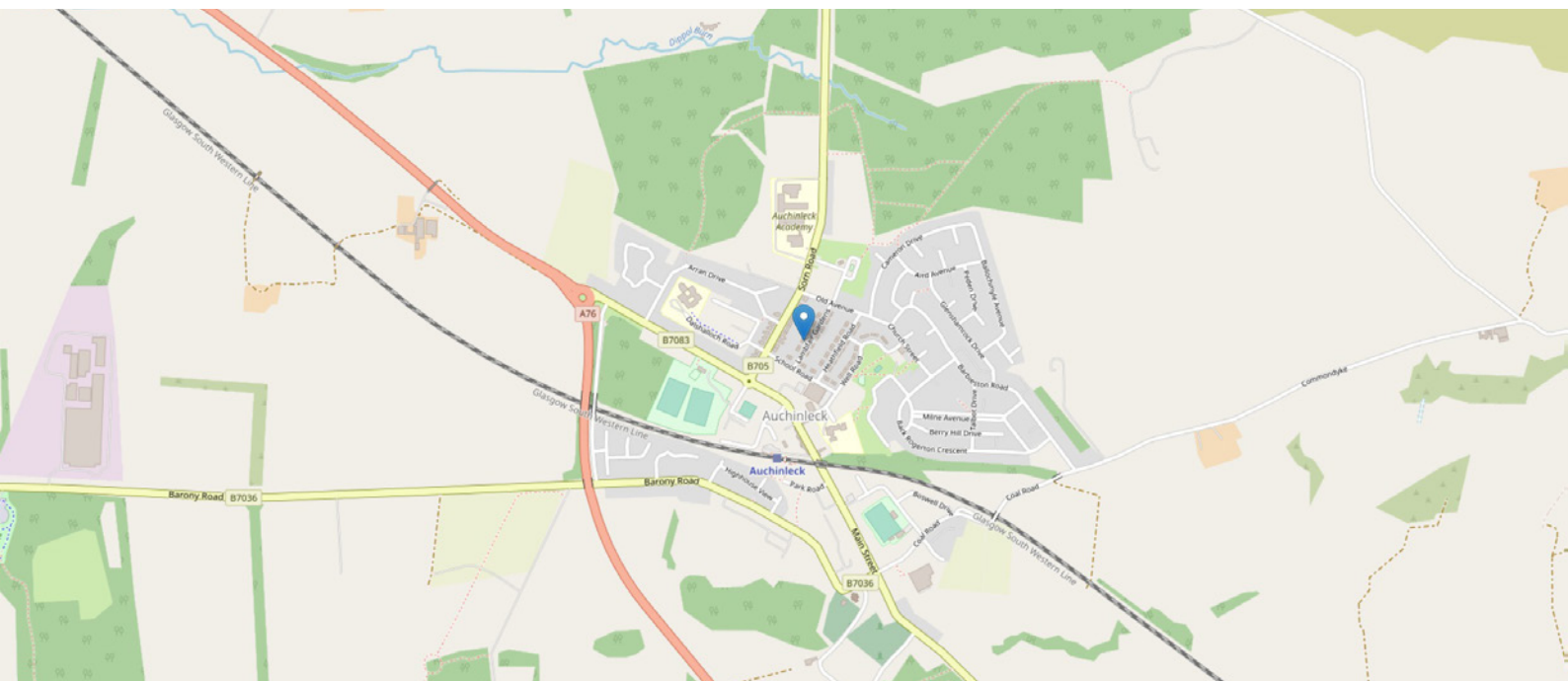


Approximate Dimensions (Taken from the widest point)

Lounge 4.60m (15'1") x 3.70m (12'2")  
 Kitchen 3.95m (13') x 2.15m (7'1")  
 Bedroom 1 3.90m (12'10") x 3.70m (12'2")

Bedroom 2 3.90m (12'10") x 2.80m (9'2")  
 Bathroom 3.95m (13') x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

11 Lambfair Gardens is situated in a popular street in the semi-rural Auchinleck. The main street is only a five-minute walk away from the property, offering all of the essential amenities such as supermarkets, local craft shops, butchers, a chemist, a pub, gym and swimming pool, doctor's surgery and many takeaways. In the area there are a number of attractions including the historic Barony A Frame, Blackstone Clydesdales and the beautiful Dumfries House - keenly supported by King Charles and an excellent place to relax, walk in the gardens and enjoy a coffee.





The X76 bus route offers easy accessibility into the city of Glasgow, a quick change at Kilmarnock and you are there. There is also a mainline station in New Cumnock, 7 miles away, with trains direct to Glasgow Queens Street. The A76/M77 has undergone a major refurbishment programme and provides an easy commute to Kilmarnock and Glasgow in the north with Glasgow now a mere fifty minutes by car. In addition, 17 miles away, Glasgow Prestwick International Airport provides regular flights to Ireland and the rest of Europe. The bigger town of Cumnock offers a much larger array of shops, restaurants and a bus station, with many opportunities to discover new places. Ayr is 14 miles away and has a great selection of shops, both local and high street, supermarkets, restaurants, hotels, schools, services and a wide range of recreational facilities. It boasts a fantastic beach, woodland parks, cycling paths, play parks and safe bathing areas. Ayrshire is famous worldwide for golf with championship courses, Royal Troon, Prestwick and Turnberry.



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