







Howat Associates are delighted to offer to the market this spacious, beautifully presented semi-detached red sandstone villa situated in a popular location within the town of Cumnock. Extended by the present owners, this lovely property combines a mixture of the old with high ceilings and many original features along with the modern with the luxury kitchen, bathroom and outdoor hot tub.

To the lower level is the formal lounge with high ceilings, bay window and feature fireplace. There is a handy downstairs double bedroom and to the rear of the property is the addition to the property in the form of the extended kitchen which opens to a dining area and a double height open plan family room with dorrans windows allowing an abundance of natural light and patio doors which open directly on to the rear gardens. Completing the lower level is the cloakroom.

To the middle landing which is traditional in these homes is the family bathroom complete with bath, separate shower, WC, wash hand basin and linen cupboard. To the upper floor there are two full sized double bedrooms, each with a bay window and a small double room.

The front of the house is tarmac to allow off street parking for a number of vehicles. To the rear there is decking complete with covered hot tub, a large wooden workshop and a drying green. The property further benefits from gas central heating and double glazing throughout.

The town of Cumnock offers a wide range of amenities including a shopping mall, doctors' surgery, public houses and primary and secondary schooling.

TRAVEL DIRECTIONS

From our office continue straight through the traffic lights on the A76 towards Auchinleck. At the outskirts of Auchinleck take the second exit of the roundabout. At the next roundabout take the first exit. Continue to the small roundabout and go straight through. Take right at the traffic lights onto Glaisnock Street. Number 155 is situated on the left hand side near the top of the hill.

VIEWING ARRANGEMENTS

By appointment with Howat Associates, 5 Kilmarnock Road, Mauchline KA5 5DB. Contact Pamela Murdoch or Elaine Montgomerie on 01290 553055 . Evenings and weekends contact the GSPC Call Centre on 0141 572 4361

What do I do next?

Please ask your Lawyer to register your interest in the property to Pamela or Elaine on 01290 553055

Offers

Offers are to be submitted in Scottish Legal Form to the selling agents Howat Associates, 5 Kilmarnock Road, Mauchline KA5 5DB. LP3, Cumnock. Fax

Market Valuation

If we can assist you on the valuation of your own property our Property Manager will be happy to arrange an appointment suitable to yourself. This is a service provided free of charge and without obligation.

Property Misdescription Act

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish to clarify, please contact our office and we shall endeavour to assist you in any way possible.





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SOLICITORS & ESTATE AGENTS
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