







Howat Associates are delighted to offer to the market this immediately impressive detached Wimpey villa. Situated in an elevated position, the property boasts panoramic views over the village to the hills and countryside beyond. This former show home provides the "wow factor" from the moment you walk through the front door.

To the ground level is the impressive fully fitted dining kitchen complete with integral washing machine, dishwasher and fridge freezer. Patio doors open from the kitchen directly onto the rear gardens. Leading off from the kitchen is the separate dining room which provides more formal dining and opens to the bright, spacious lounge with large bay window. Completing the lower level is the handy cloakroom and storage cupboard beneath the stairwell. To the upper level are three full sized double bedrooms and a good sized single bedroom. The master bedroom has the added benefit of a quality en-suite shower room with double shower. Luxury family sized bathroom and good sized storage cupboard complete this lovely family home. The unique attraction of this property is undoubtedly the triple sized garage which, subject to consent, may be converted to additional living space if required or simply utilised for parking of three vehicles with a built in storage cupboard already provided.

The village of Cumnock offers a range of amenities including a shopping mall, superstore, newly built leisure centre and Primary and Secondary schooling.

Lounge	4.8mx3.32m
Dining Room	3.1mx2.87m
Kitchen	3.06mx2.6m
Garage	
Bedroom 1	3.69mx3.1m
En-suite	2.54mx1.5m
Bedroom 2	3.54mx3.3m
Bedroom 3	3.55mx3.1m
Bedroom 4	2.85mx2.5m
Kilmarnock	14 miles
Ayr	15 miles
Glasgow	48 miles

TRAVEL DIRECTIONS

On entering Cumnock from the Auchinleck direction take second left onto Holmhead Road. Take the third road on the left onto Templand Drive. Carry on to the end of the road and take right then immediate right again onto Stepend Road. Number 14 is situated on the right hand side.

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.





GSPC Reference: 138514



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5 KILMARNOCK ROAD, MAUCHLINE, Ayrshire KA5 5DB



Produced by Property Print 0800 027 2930

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