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— Mitchell Stephens —

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# 179 Glaisnock Street, Cumnock, Ayrshire, KA18 1JT

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

## DIRECTIONS

From the outskirts of Ayr take the A70 towards Cumnock through the villages of Coylton, Coalhall and Ochiltree. At the Dettingen roundabout take the 2nd exit onto Ayr Road. At the police station proceed straight through the mini roundabout. At the traffic lights turn right onto the B7083 ( signposted A76 South ) you are now on Glaisnock Road, proceed along and number 179 is situated on the left hand side.

## DESCRIPTION

Extended modernised traditional 5 apartment mid terraced villa in excellent decorative order. Situated in a popular residential area within minutes of the town centre. The accommodation comprises entrance vestibule, reception hall, lounge with gas fire (back boiler) in feature fireplace, sitting room which is open plan to the kitchen, well fitted breakfasting kitchen with ceramic hob, fan assisted oven and extractor hood, family bathroom, 2 double and 1 single bedrooms, gas central heating, double glazed, garage on rented council site across the road. Mainly lawned gardens. Included in the sale are all carpets, curtains, light fittings, vertical blinds and the greenhouse. Excellent family home which must be viewed to be appreciated.

## ENTRANCE VESTIBULE

Accessed via double glazed front door. Ceramic tiled floor. Glazed door with glazed side panels to the reception hall. Coving to the ceiling.

## RECEPTION HALL

Gives access to all lower apartments and via stairs to the upper landing. Under stair storage cupboard. Coving to the ceiling. Double central heating radiator. Ample power points.

## LOUNGE

**4.39m x 3.91m (14'5" x 12'10")**

Front facing double glazed window formation. Gas fire with back boiler in feature fireplace. Television and telephone points. Brass picture light. Coving to the ceiling. Nest of three spot lamps. Double central heating radiators. Ample power points.

## SITTING ROOM

**3.71m x 3.56m (12'2" x 11'8")**

Situated to the rear and is open plan to the kitchen. Coving to the ceiling. Nest of four spot lamps. Television aerial. Double central heating radiator. Ample power points.

## KITCHEN

**3.33m x 3.00m (10'11" x 9'10")**

Rear facing double glazed window formation. Open plan to the sitting room. Well fitted breakfasting kitchen with ceramic hob, fan assisted oven and extractor hood. Ample fitted base and wall units. Modern sink. Tiled above the work surfaces. Breakfasting bar with recessed downlighters above. Panelled ceiling with nest of three spot lamps. Door to the rear garden with glazed panel. Convector heater. Ample power points.

## BATHROOM

**2.49m x 2.03m (8'2" x 6'8")**

Rear facing opaque double glazed window formation. Comprises corner bath with electric shower above, pedestal wash hand basin and low flush wc. Fully tiled walls. Ceramic tiled floor. Pine panelled ceiling with recessed downlighters. Double central heating radiator.

## UPPER LANDING

Rear facing double glazed window formation off the half landing. Gives access to the bedrooms and loft. Storage cupboard. Coving to the ceiling. Nest of four spot lamps. Telephone point. Ample power points.

## BEDROOM 1

**4.42m x 3.61m (14'6" x 11'10")**

Front and side facing double glazed baywindow formation. Double bedroom. Coving to the ceiling. Single central heating radiator. Ample power points.

## BEDROOM 2

**3.02m x 2.39m (9'11" x 7'10")**

Rear facing double glazed window formation. Double bedroom with single built-in wardrobe housing the hot water tank. Double shelved storage cupboard. Single central heating radiator. Ample power points.

## BEDROOM 3

**2.72m x 2.44m (8'11" x 8'0")**

Front facing double glazed window formation. Single bedroom. Single central heating radiator. Ample power points.

## GARAGE

Single lock-up garage situated on a rented council site across the road. Annual rent £36.00..

## **GARDENS**

To the front it is walled, mainly lawned with flowerbeds, chipped areas and slabbed paths. The rear is hedged, mainly lawned with two slabbed patio areas. Two garden sheds. Communal close for bin access etc.

## **CLAUSES:**

### **MORTGAGE & FINANCIAL ADVICE:**

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### **ALL MEASUREMENTS:**

All Measurements are Approximate

### **LASER TAPE CLAUSE:**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### **OFFICE OPENING HOURS:**

Mon - Fri 9am - 5:30pm

Thursday 9am - 7pm

Saturday 10am - 1pm

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