




McEwan Fraser Legal

Solicitors & Estate Agents

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24 Baillie Drive

LOGAN, CUMNOCK, EAST AYRSHIRE, KA18 3HT

CUMMNOCK

East Ayrshire, KA18 3HT

Cumnock sits at the confluence of the Glaisnock Water and the Lugar Water and is blessed with a rich cultural and industrial history. Robert Burns took inspiration for many of his works here and William Wallace took the seat of Patrick Dunbar in the area in 1296.



24 BAILLIE DRIVE

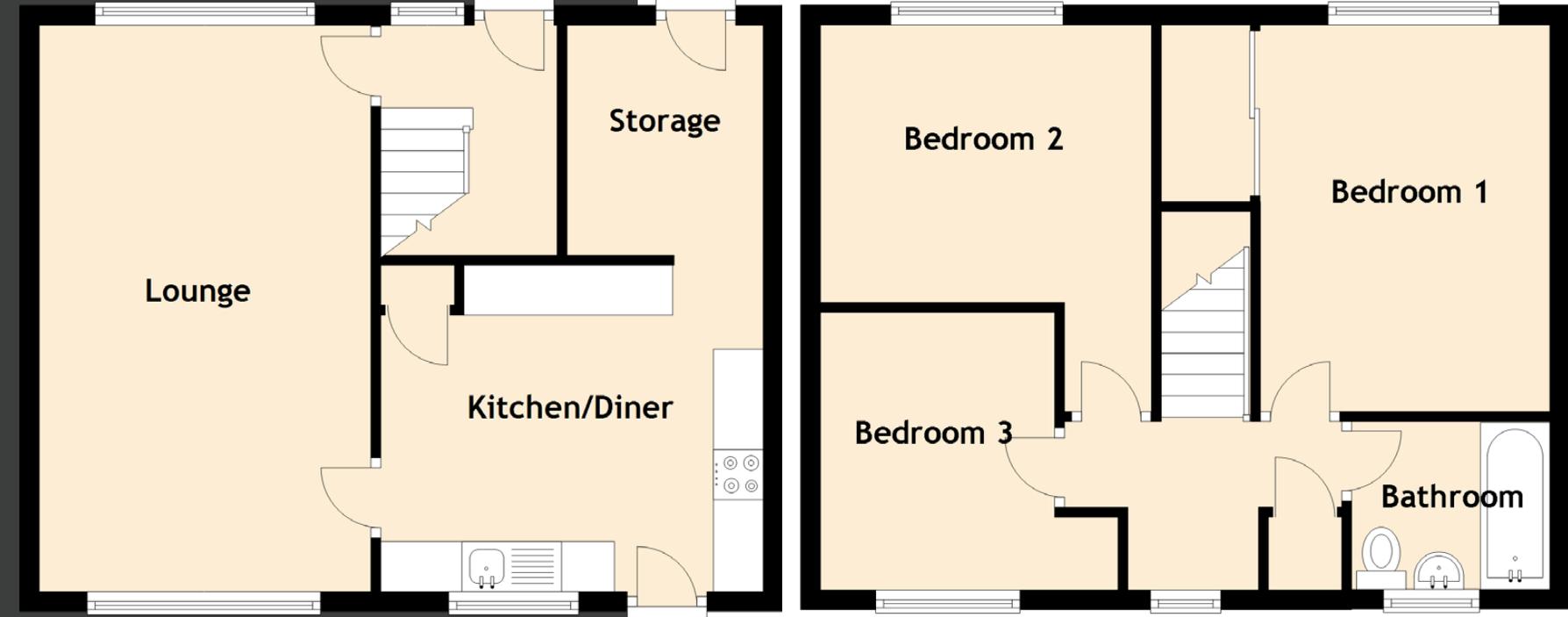
Logan, Cumnock, East Ayrshire

Located in a popular family area of Logan, Cumnock close to sought after local schools, McEwan Fraser are delighted to present to the market this 3 bed mid terraced family home ideal for first time buyers, families' looker for a larger home or investors looking for a long term return on investment.

The ground floor consists of a generous entrance hallway with stairway to the first floor and a door leading to a large living/dining room with front and rear windows. The dining kitchen leads from the living room to a large storage area that has a separate front entrance adjacent to the main door. This room could double as a small sitting room, office or guest bedroom with a little bit of adaptation. The first floor consists of three double bedrooms and a large family bathroom. The property benefits from double glazing throughout and has gas central heating.

Externally the property has private front and rear gardens with on-street parking at the front and the potential to access the rear by vehicle.



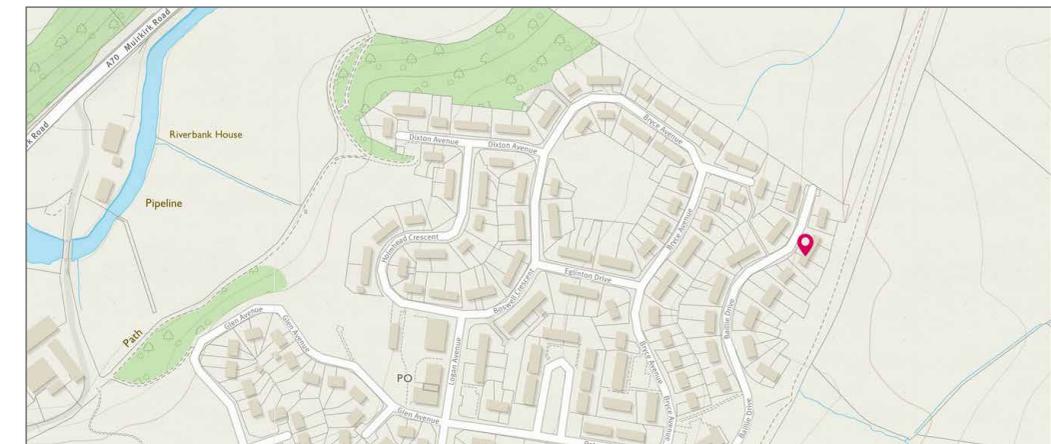


**Approximate Dimensions
(Taken from the widest point)**

Lounge	5.67m (18'7") x 3.33m (10'11")
Kitchen/Diner	3.84m (12'7") x 3.27m (10'9")
Bedroom 1	3.89m (12'9") x 2.92m (9'7")
Bedroom 2	3.89m (12'9") x 3.34m (10'11")
Bedroom 3	3.00m (9'10") x 2.79m (9'2")
Bathroom	2.00m (6'7") x 1.69m (5'7")
Storage	2.07m (6'9") x 1.97m (6'6")

Gross internal floor area (m²): 83m²

EPC Rating: D






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Part
Exchange
Available

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