

# 19 John Weir Avenue

CUMNOCK, KA18 1NJ



*Well maintained three bedroom terraced villa. A great property for a variety of people looking to call home*



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We are delighted to bring to the market this spacious three bedroom mid-terraced villa which would be the perfect acquisition for a variety of people looking for their ideal home. The property has been well designed to maximize the natural available light to create a modern ambience, with interesting views to the rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

# THE LOUNGE



In more detail, the property comprises an entrance hallway, which allows access to all apartments on this level. Impressive open plan lounge and kitchen which is flooded with natural light from the doors to the rear, also giving access to the rear garden and boasting a pleasant outlook. The modern fitted kitchen has a good range of floor and wall mounted units and a host of integrated appliances.



# THE KITCHEN





# THE STUDY



Also situated on this level is an additional public room which could be transformed to meet each individual purchaser's needs and requirements such as an office, toy room or snug.





The upstairs accommodation comprises three well-proportioned bedrooms. All with ample room for free standing furniture, if required. A contemporary family shower room suite completes the impressive accommodation internally.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





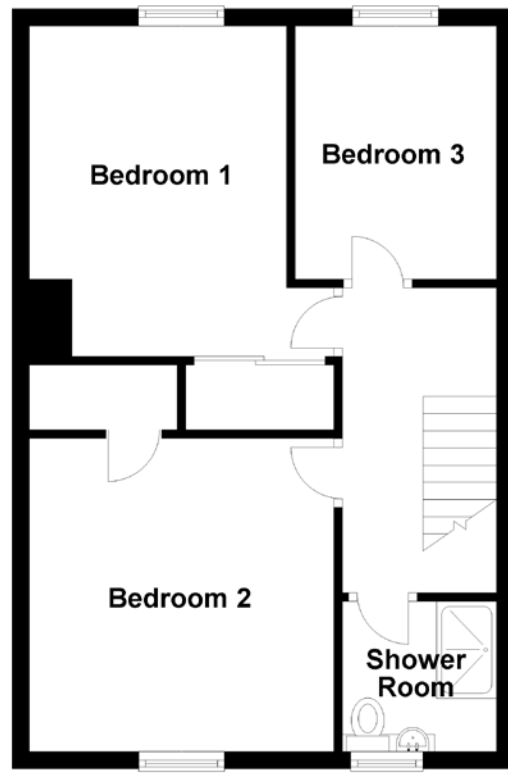
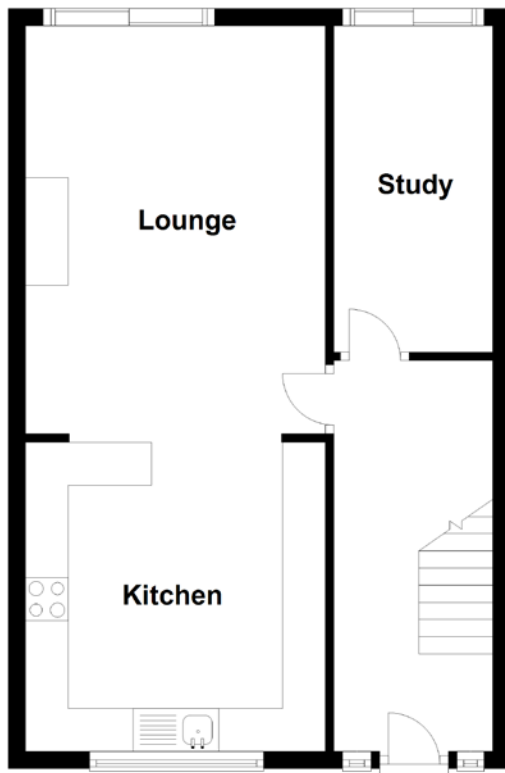
A further appeal is the fully enclosed, well maintained rear garden, which is a sheer delight on a summer's evening.- a great spot in which to spend a lazy summer's day, enjoying the pleasant outlook. The property has gas central heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.75m (15'7") x 3.50m (11'6")
Kitchen	3.60m (11'10") x 3.50m (11'6")
Study	3.80m (12'6") x 1.85m (6'1")
Bedroom 1	3.85m (12'8") x 3.00m (9'10")
Bedroom 2	3.65m (12') x 3.55m (11'8")
Bedroom 3	2.95m (9'8") x 2.35m (7'8")

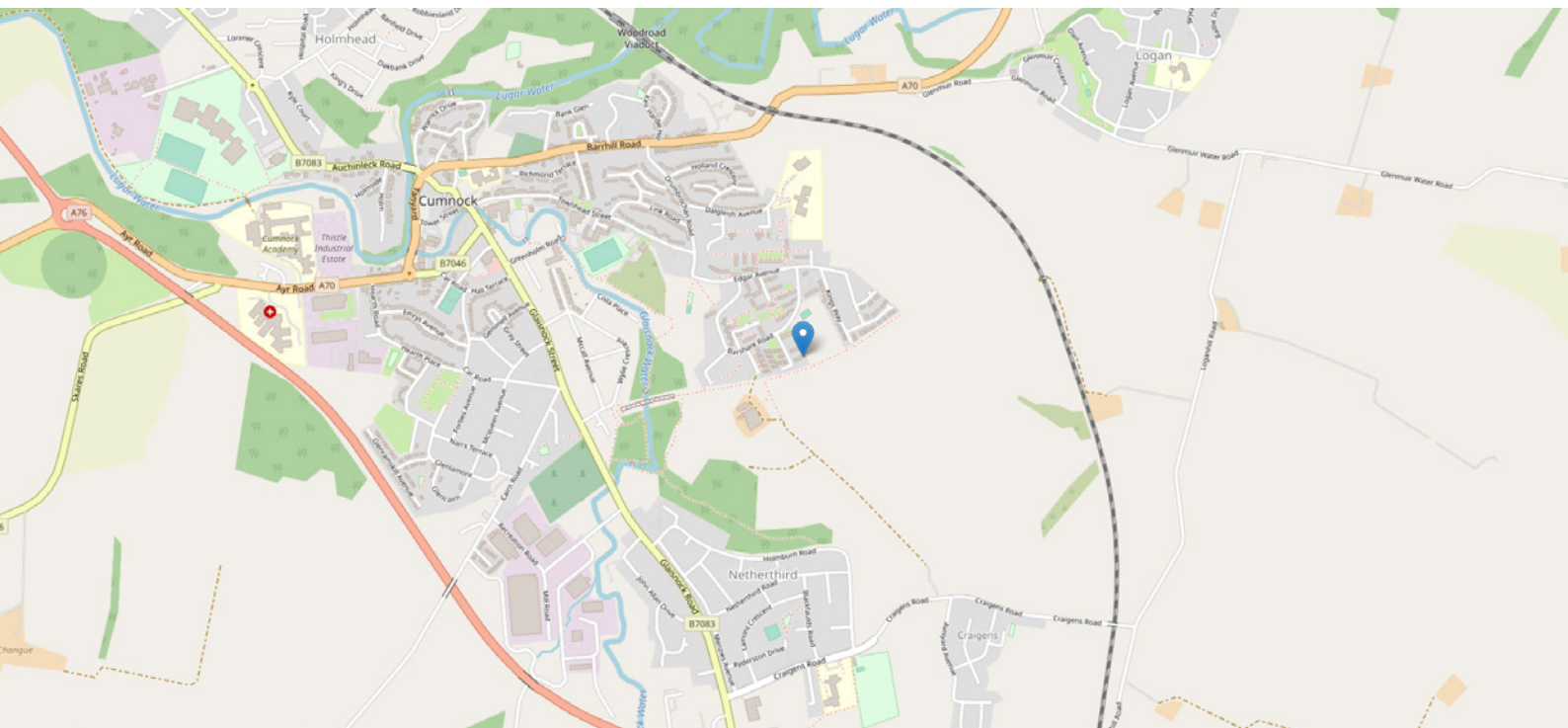
Shower Room

1.80m (5'11") x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup>

EPC Rating: A

Extras (Included in the sale): All fitted carpets and floor coverings, light fittings and fixtures, curtains and blinds.





# THE LOCATION

Cumnock sits at the confluence of the Glaisnock Water and 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.







The property is perfectly located for rail and bus links to Dumfries, Kilmarnock and Glasgow. Education in the town has been given a huge boost with news of a £62 million new super school, which will take pupils from nursery school right through to further education. The Dumfries House Estate projects which were started by The Prince of Wales have also been a boost to local education, training and employment in the community.

For those interested in sporting, leisure and recreational facilities, the location could not be better. The town has a rugby club, junior football club, athletics park and is close to many of Scotland's leading golf courses. The surrounding area also boasts many beautiful glens and riverside walkways, and there's an abundance of superb facilities in this wonderful part of Ayrshire.



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