

30 Kings Drive

CUMNOCK, KA18 1AG



*A TASTEFULLY DECORATED THREE
BEDROOM DETACHED HOUSE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to offer to the market this spacious and tastefully decorated three bedroom, detached villa, split over two levels offering excellent family accommodation, tucked away in a popular pocket of Cumnock.

The property would be an ideal house for a wide variety of potential purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

Once inside, discerning purchasers will be greeted with a first-class specification. The formal lounge is flooded with natural light from the picture window to the front aspect and there is plenty of space for a range of furniture configurations. The dining kitchen has a modern range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. This zone is popular with all members of the family and is perfect for entertaining. A set of doors allows you to invite outside in with brightness in every corner of the room and provides access into the rear garden.









Journeying to the first floor, you will find three well-proportioned bedrooms. All of the bedrooms are bright and airy with a range of furniture configurations with space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.

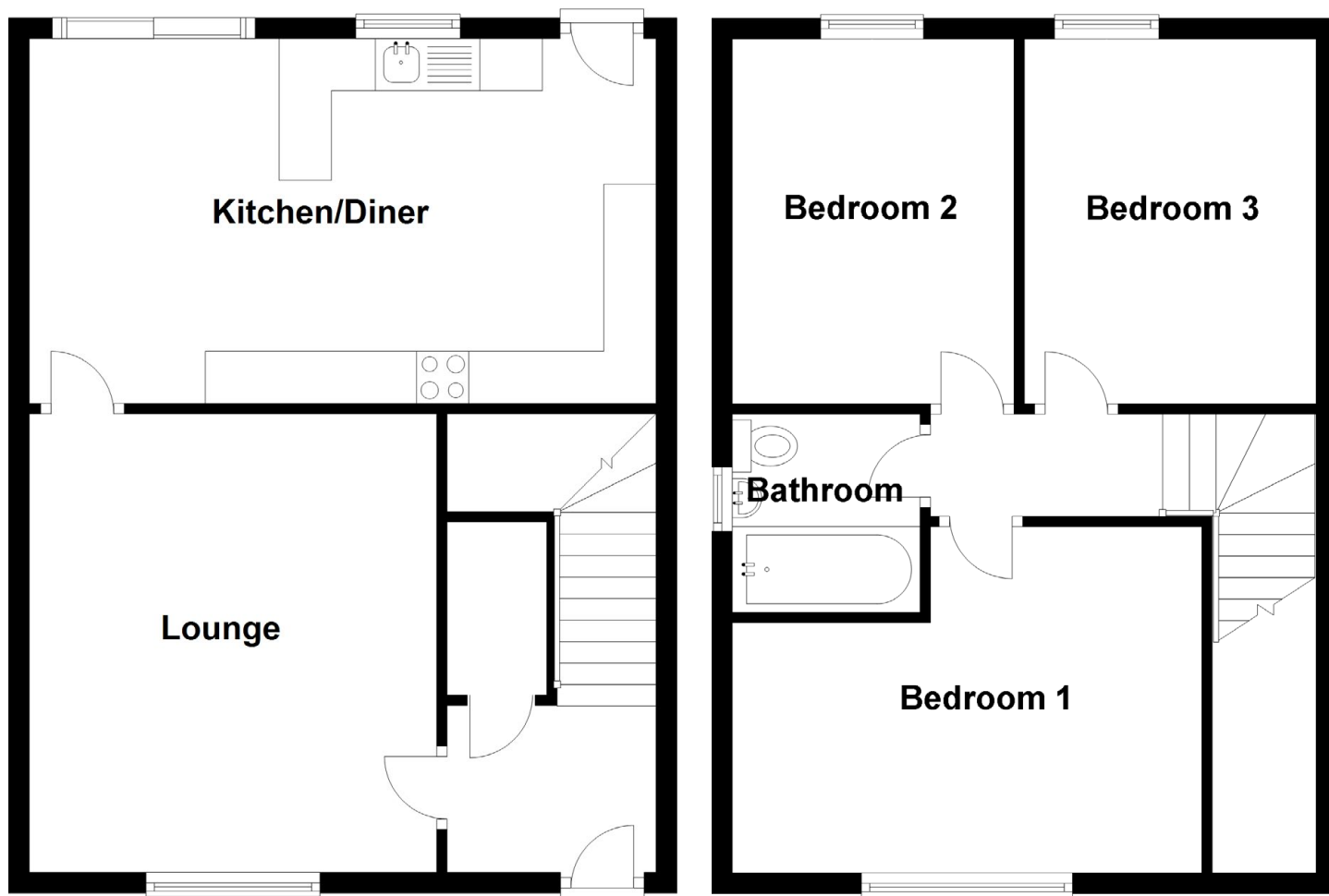




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.90m (12'10")
Kitchen/Diner	6.00m (19'8") x 3.50m (11'6")
Bedroom 1	4.50m (14'9") x 3.20m (10'6")
Bedroom 2	3.50m (11'6") x 2.70m (8'10")
Bedroom 3	3.50m (11'6") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 90m²

EPC Rating: D



Externally, to the front of the property, a driveway provides off-street parking for a number of vehicles with a single garage thereafter. The rear garden is fully enclosed and provides a safe environment for children. The high specifications of this home also include double glazing and gas central heating.

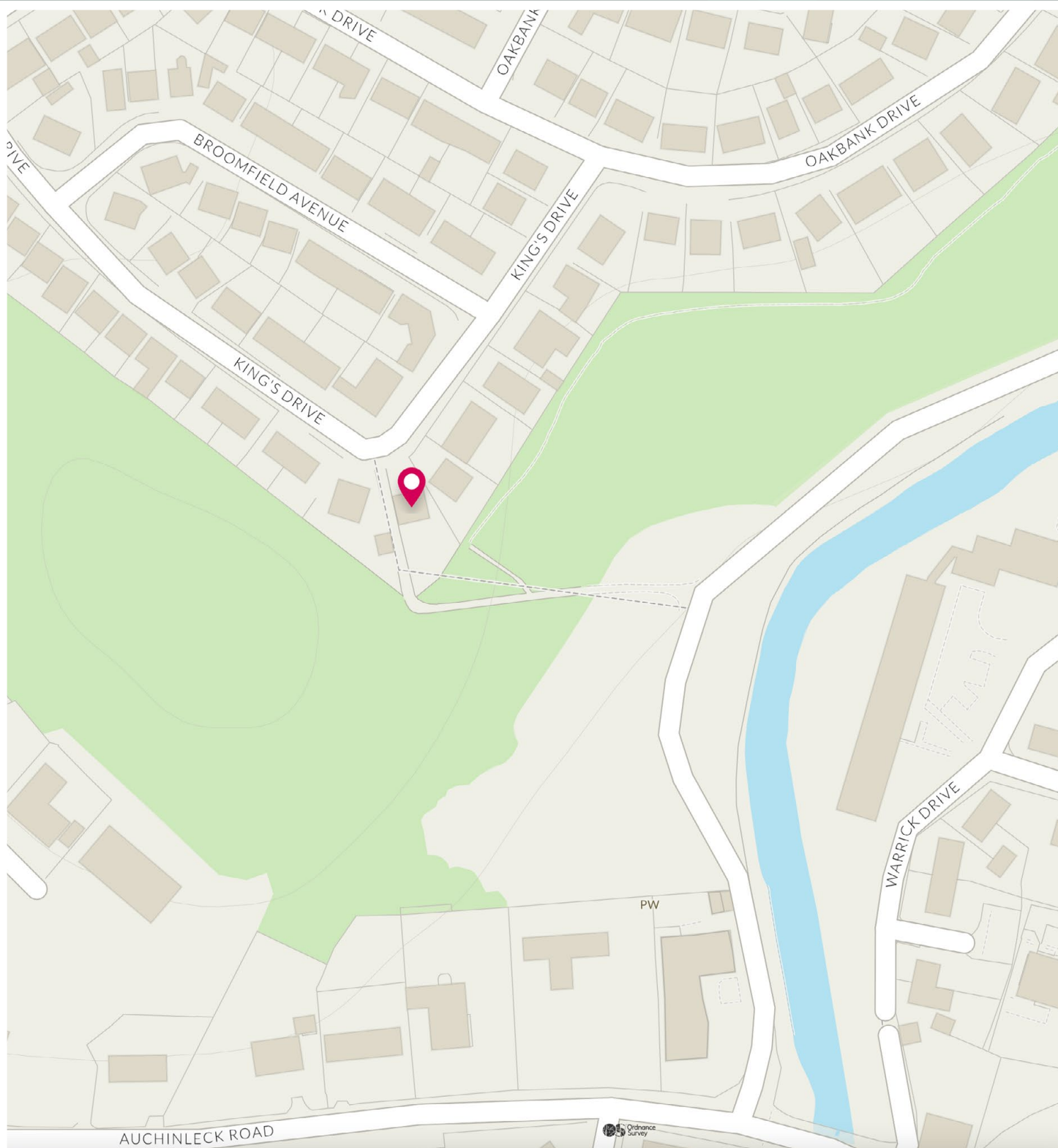






Cumnock sits at the confluence of the Glaisnock Water and the Lugar Water and is blessed with a rich cultural and industrial history. Robert Burns took inspiration for many of his works here and William Wallace took the seat of Patrick Dunbar in the area in 1296. Perfectly located on the outskirts of the town, this development of modern family homes defines affordable and offers convenience to Ayr via road and rail. Education in the town has been given a huge boost with the 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 of Kings Drive 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. The ideal location on the edge of the town ensures that residents could not be better placed to enjoy all the superb facilities that this wonderful part of Ayrshire has to offer.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.