

# 5 Kyle Court

CUMNOCK, EAST AYRSHIRE, KA18 1DL



*A TASTEFULLY DECORATED THREE BEDROOM  
DETACHED BUNGALOW*



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We are delighted to introduce to the market this superb three bedroom detached bungalow with the added bonus of a garage, within the highly sought after area of Holmhead, Cumnock. The property offers fantastic and flexible accommodation which is formed all on the one level and would be a great purchase for a variety of people looking for their first or next home.

The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

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The property is accessed via the hallway which allows entry to all apartments. An immediately impressive open plan lounge come dining area is flooded with natural light from the window to the front aspect and the doors to the rear. The feature fire and surround gives the room a real cosy feel.



The kitchen has a good range of floor and wall mounted units with a striking worktop, creating a fabulous and efficient workspace. It has a host of integrated appliances and plumbed space for free-standing appliances.







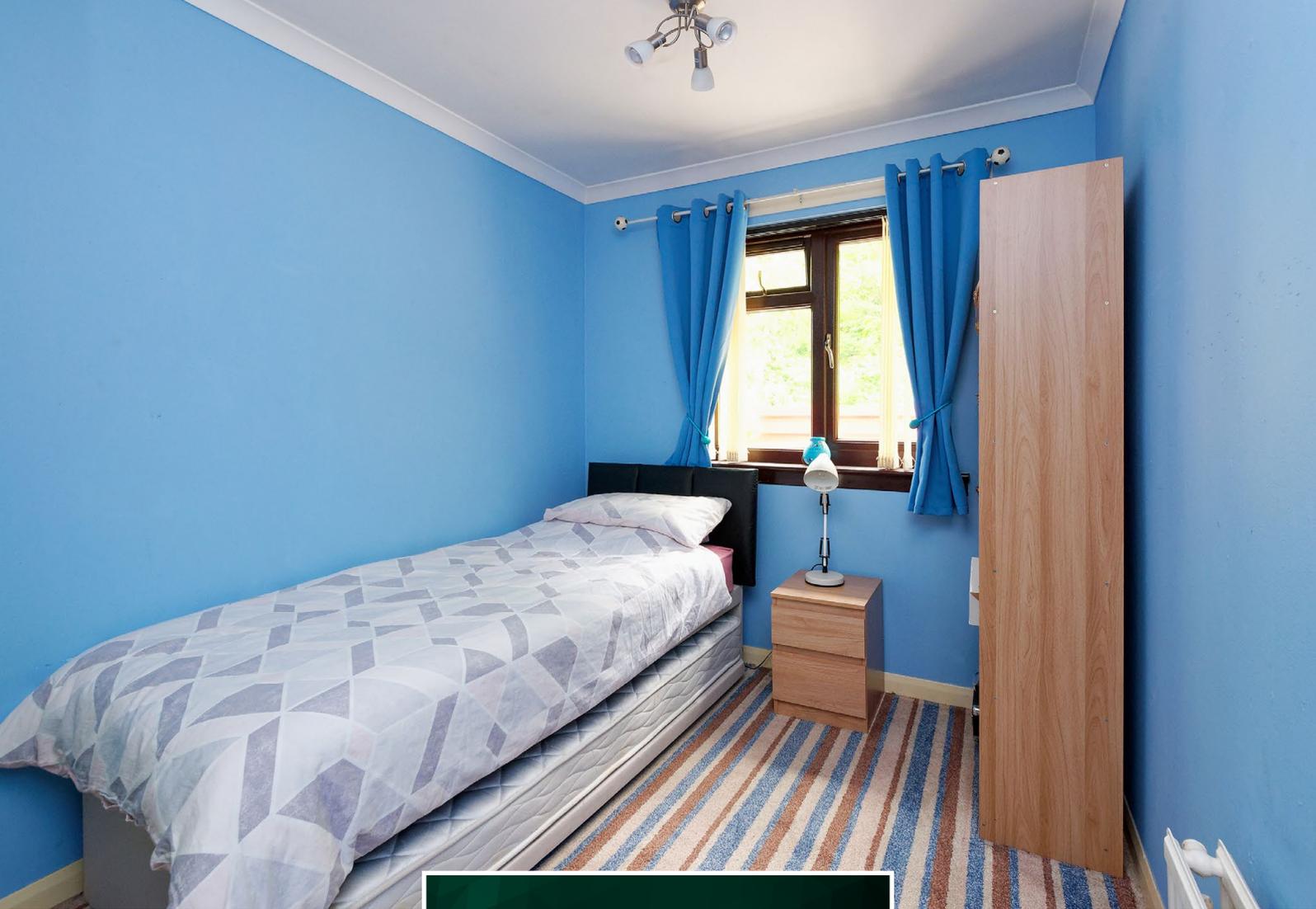


Journeying into the three well-appointed bedrooms, the crisp and contemporary styling continues. All of the rooms are bright and airy with a range of furniture configurations and further complemented with built-in wardrobes. The master bedroom boasts an impressive en-suite. The family bathroom suite completes the impressive accommodation internally.

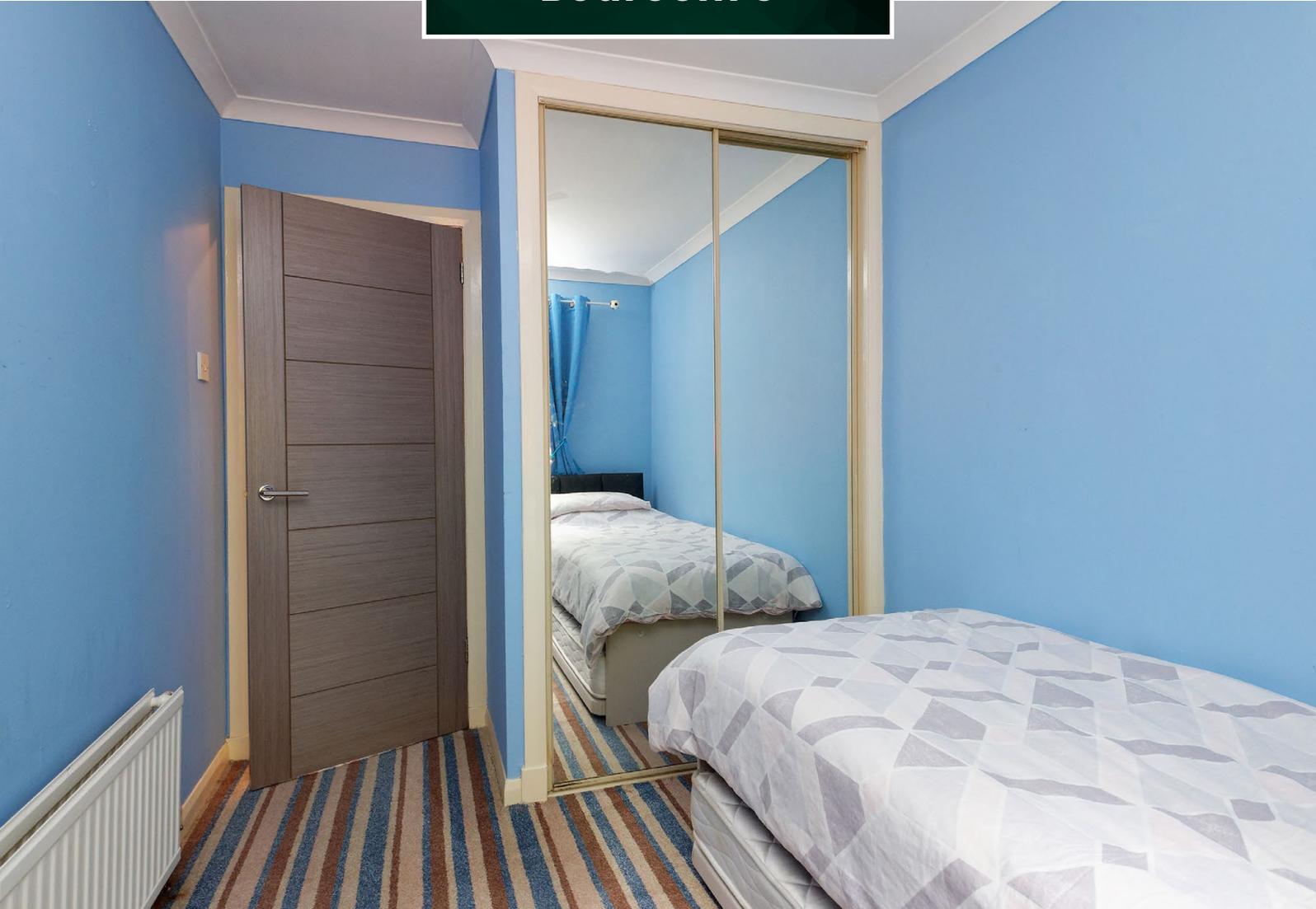


# Bedroom 1

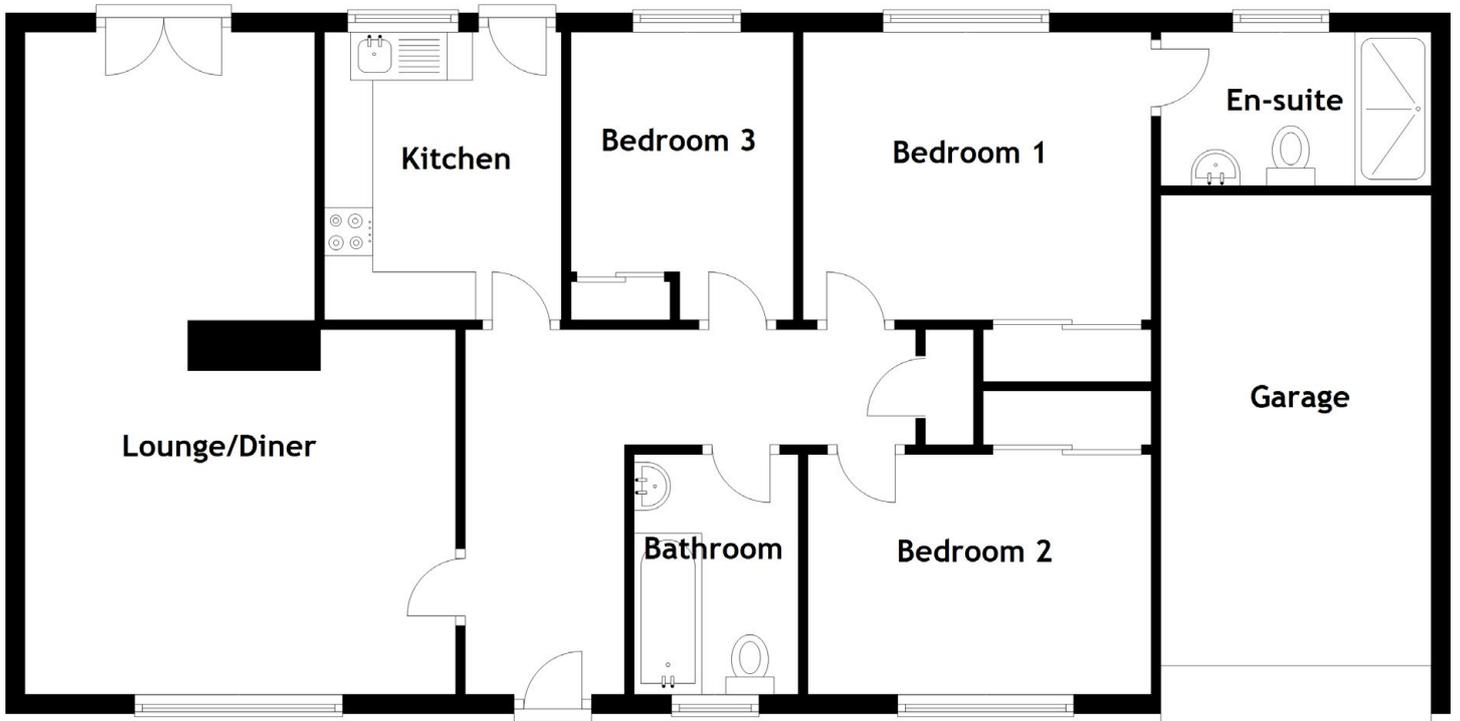




**Bedroom 3**







Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	6.90m (22'8") x 4.46m (14'7")	Bathroom	2.65m (8'9") x 1.70m (5'7")
Kitchen	3.00m (9'10") x 2.45m (8')	Garage	5.20m (17'1") x 2.80m (9'2")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")	Gross internal floor area (m <sup>2</sup> ): TBCm <sup>2</sup>	
En-suite	2.80m (9'2") x 1.60m (5'3")	EPC Rating: TBC	
Bedroom 2	3.55m (11'8") x 2.50m (8'2")		
Bedroom 3	3.00m (9'10") x 2.30m (7'7")		

Externally, the property has private front and rear gardens with a driveway to the side providing off-road parking and a garage thereafter. The rear garden will be popular with all members of the family, especially in the summer months whilst enjoying the peace and quiet.

The high specifications of this home also include double glazing and gas central heating for additional comfort.





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Cumnock is a bustling countryside town, located in the heart of rural Ayrshire. The town and surrounding area are steeped in history, dating back 5000 years, to Bronze Age burial sites. The centre of the town is home to the magnificent Old Church which was built in 1867 and the Mercat Cross dating back to 1703. Cumnock sits at the confluence of the Glaisnock Water and the Lugar Water. Alongside these rivers, there are many local woodland areas with nature and history trails including Woodroad Park, Templand Wood and Broombraes.

Kyle Court is perfectly situated to take advantage of the new super school which is nearby from the luxurious Lochside House Hotel & Spa and the stunning Dumfries House. This 2,000-acre estate includes magnificent gardens and grounds and boasts many beautiful walks and sights. The town offers a range of amenities including local shops, schools and transport options. In addition to this, the market town of Ayr is under an hour away by road, offering a wider range of amenities including excellent supermarkets and retail shopping, transport to Glasgow and beyond. The town prides itself on sporting facilities including a football ground, an athletics park and rugby club, as well as a modern sports centre containing a fitness gym and swimming pool.

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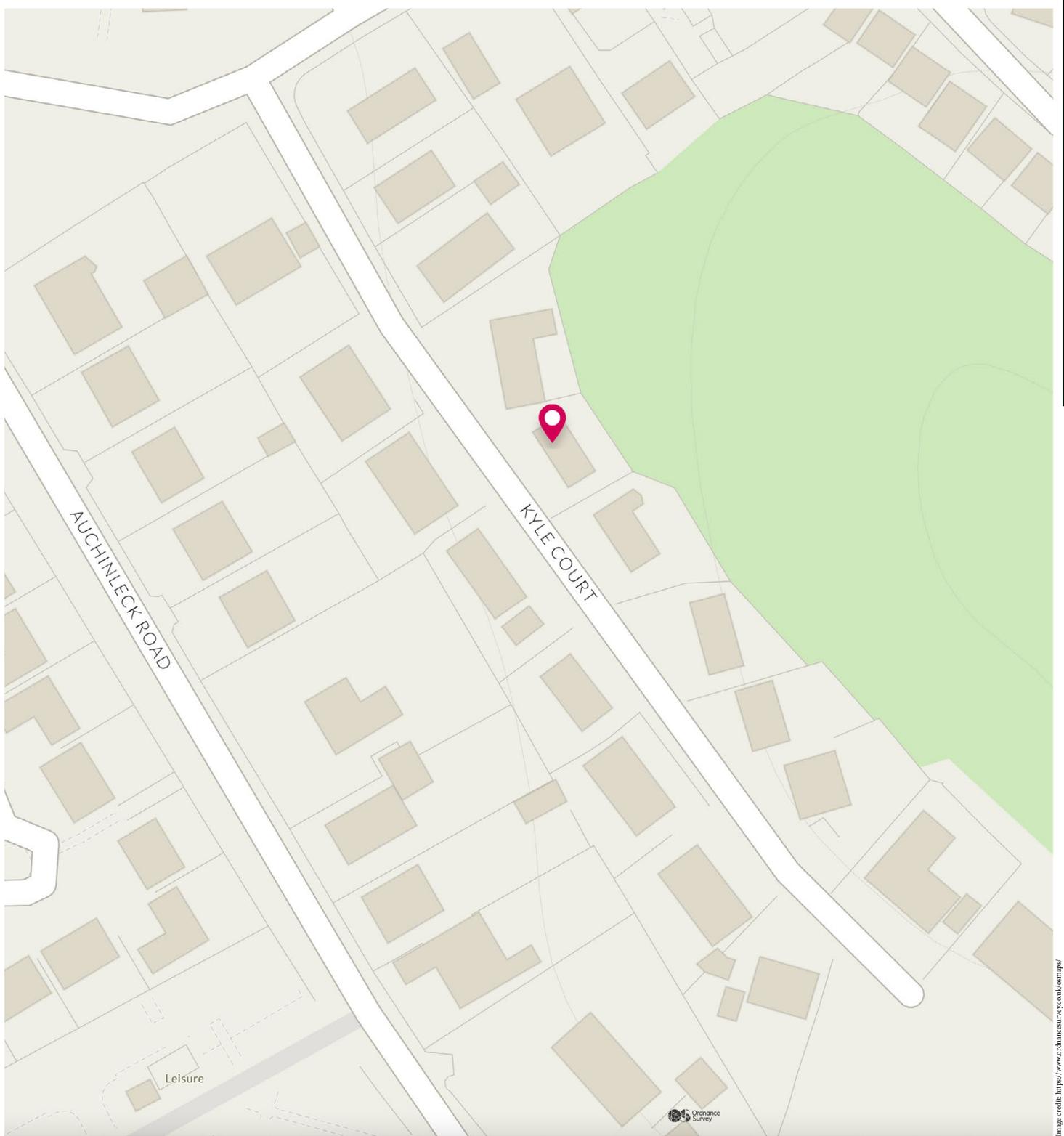


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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