



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**54 Lamont Crescent**

CUMNOCK, KA18 3DU

# Cumnock

KA18 3DU

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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An excellent opportunity has arisen to acquire this fantastic three bedroom main door flat. The property is in true walk-in condition and is situated in a popular pocket of Cumnock, making for an ideal first-time purchase or buy-to-let opportunity.

The property briefly comprises of an entrance hallway with a storage cupboard housing the electricity meter, a bright and spacious lounge with a feature electric fireplace, a fully-fitted, partially-tiled kitchen/diner with an integrated four-ring gas hob, oven and hood, two sizeable storage cupboards and ample room for a dining table and chairs, three generous double bedrooms with all benefitting from built-in storage wardrobes and a partially-tiled three-piece bathroom suite with an over-bath shower.

This property also benefits from; gas central heating, full double glazing, a private rear garden and more than adequate on-street parking to accommodate for residents and visitors alike. Early viewing of this property is highly recommended.





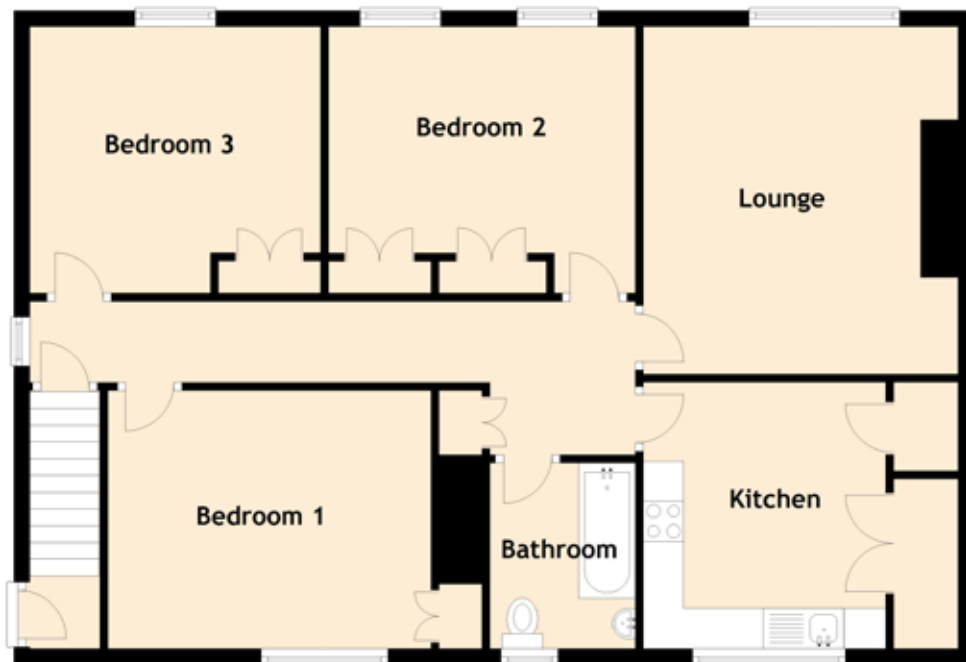






# Specifications & Details

FLOOR PLAN, DIMENSINS & MAP



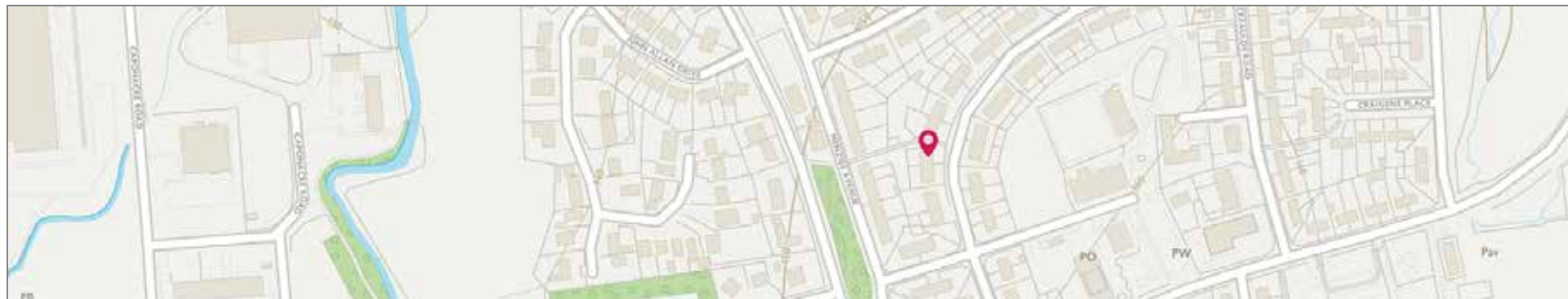
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	3.30m (10'10") x 3.00m (9'10")
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.30m (10'10")
Bedroom 3	3.60m (11'10") x 3.30m (10'10")
Bathroom	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Text and description  
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 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer