



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**10 Bank Glen**  
NEW CUMNOCK, EAST AYRSHIRE, KA18 4QG





# 10 BANK GLEN



*Bank Glen is situated in a quiet area of New Cumnock. The village has ample provision of a range of amenities including nursery & primary schools, churches and recreational facilities and train station offering transportation to all major towns and cities including a mainline railway link to Glasgow City Centre. The neighbouring town of Cumnock offers a shopping centre, more leisure facilities and further amenities. New Cumnock is situated on the A76 approximately 20 miles from Kilmarnock. The popular town of Ayr and Prestwick Airport are also a comfortable commute.*

We are delighted to bring to the market this semi-detached family home set in a quiet area of New Cumnock offering spacious living accommodation over two levels.

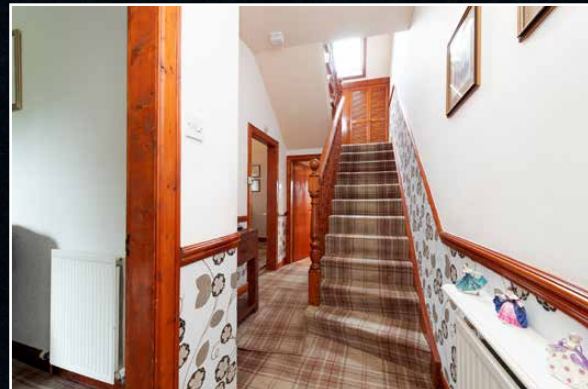
The accommodation comprises of an entrance hall leading to the bright living room with bay window and log-burner. The living room would be the optional third bedroom.

The dining room has an electric fire and leads to the kitchen, which comes complete with floor and ceiling units providing great storage and gas cooker and other white goods that are negotiable with the sale. Also on this level is the family bathroom with shower over bath.

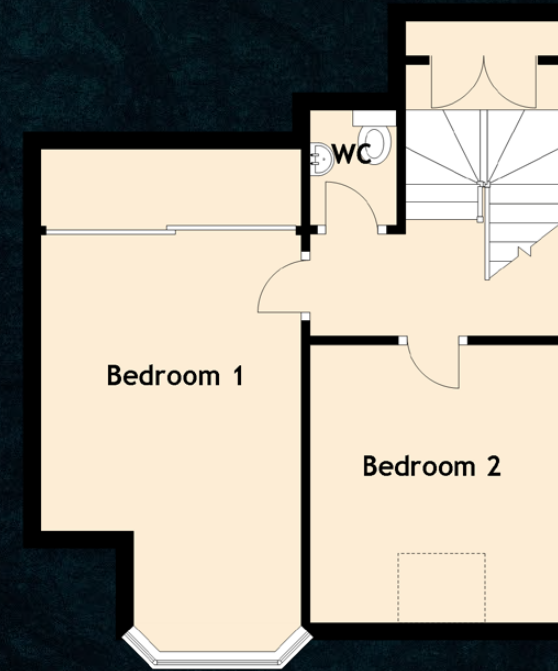
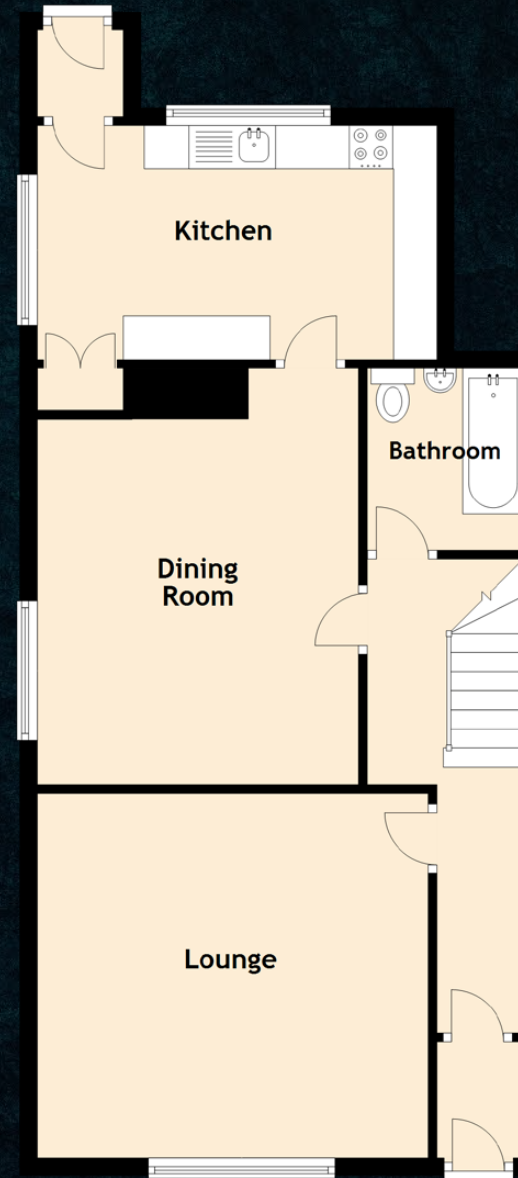
On the upper level, there are two double-rooms, both bright and airy, and a convenient WC. Both bedrooms also benefit from generous built-in storage to the eaves of the building.

There is a large back garden laid to lawn and comes complete with several outbuildings, including a fully functional office, large garage with a dry service pit, two other electrified utility buildings, a shed and a log store/animal hutch. The garden has panoramic countryside views. The front garden is also laid to lawn and private driveway with room for more than ten vehicles. The property benefits from triple glazing and gas central heating.





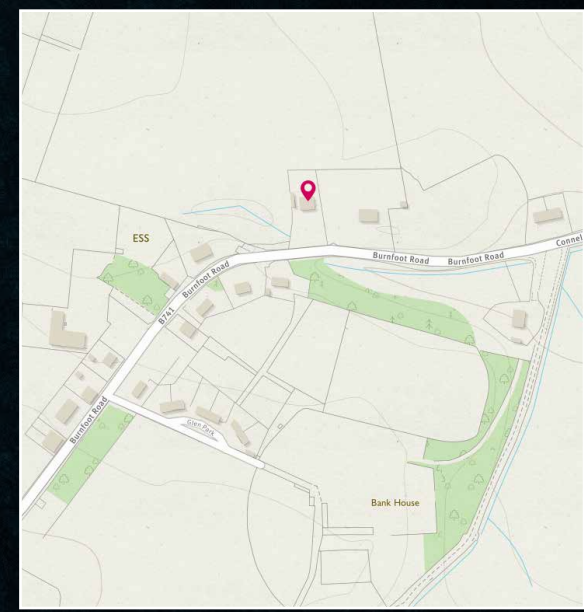
# BEDROOMS & BATHROOMS



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.20m (13'9")
Dining Room	4.80m (15'9") x 3.70m (12'2")
Kitchen	4.60m (15'1") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 1.80m (5'11")
Bedroom 1	5.45m (17'11") x 3.00m (9'10")
Bedroom 2	3.20m (10'6") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>  
EPC Rating: D







# THE EXTERIOR







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