




McEwan Fraser Legal
Solicitors & Estate Agents
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49 Barrhill Road
CUMNOCK, EAST AYRSHIRE, KA18 1PW



CUMNOCK. EAST AYRSHIRE



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.

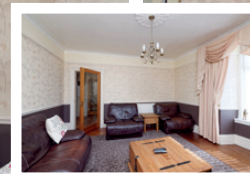
Perfectly located on the outskirts of the town, this unique new development of modern family homes defines affordable luxury and offers convenience to Ayr via road

and rail. 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 of Cairn Manor 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 are delighted to offer this highly impressive family home to the marketplace. This traditional 4 bed detached property greatly benefits from its central location with all local amenities within walking distance including Cumnock town centre. This property has a lot to offer by way of accommodation and is formed over two levels. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout, room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family.

The house is entered through storm doors where you will be greeted by a bright well-proportioned hallway with feature cherry wood flooring complementing the neutral walls and matching doors. A large built in cupboard utilises the space beneath the stairs. This hallway gives access to all downstairs rooms and staircase to the upper

level. At the heart of this family home is the real versatility of space provided by way of wow factor modern breakfasting kitchen for casual eating/breakfasting or for special occasions the spacious dining room offers a more formal option. The breakfast bar is situated in front of the patio doors which gives ample natural light and the feeling of alfresco dining when doors are open. The kitchen itself boasts an array of stylish modern floor and wall units with matching worktops which provides a fashionable and efficient work space. It further benefits from an integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef.

The lounge has many significant features but attention must be paid to the standard of finish while being sympathetic to the traditional features such as high ceilings, cornice and rose, the fantastic window arrangement, fireplace and surround really grab your

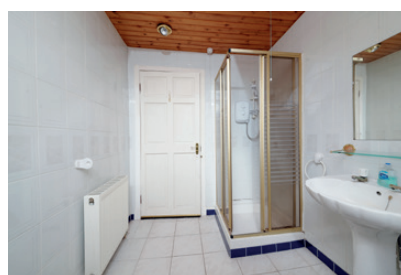
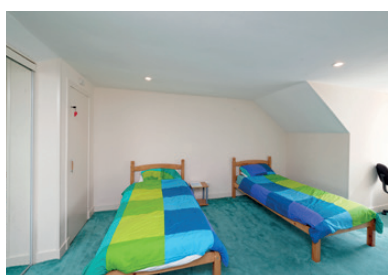
attention. The layout of the property is ideal with the lower level offering 2 double bedrooms giving great space for a growing family as it gives adults and kids a separate place to relax. The master bedroom is further enhanced by a stunning 3 piece ensuite with separate shower cubicle while bedroom 2 is currently being used for storage.

The upper level hosts 2 more spacious bedrooms both having dormer windows, large storage cupboards and also allow for free standing furniture configuration. For convenience, this level also hosts a 2 piece WC with separate shower cubicle. The property is further enhanced with double glazing, gas central heating and ample off street parking. A home of this quality rarely graces the market and will undoubtedly create high interest and viewing is strictly by appointment through the selling agents.

49 BARRHILL ROAD

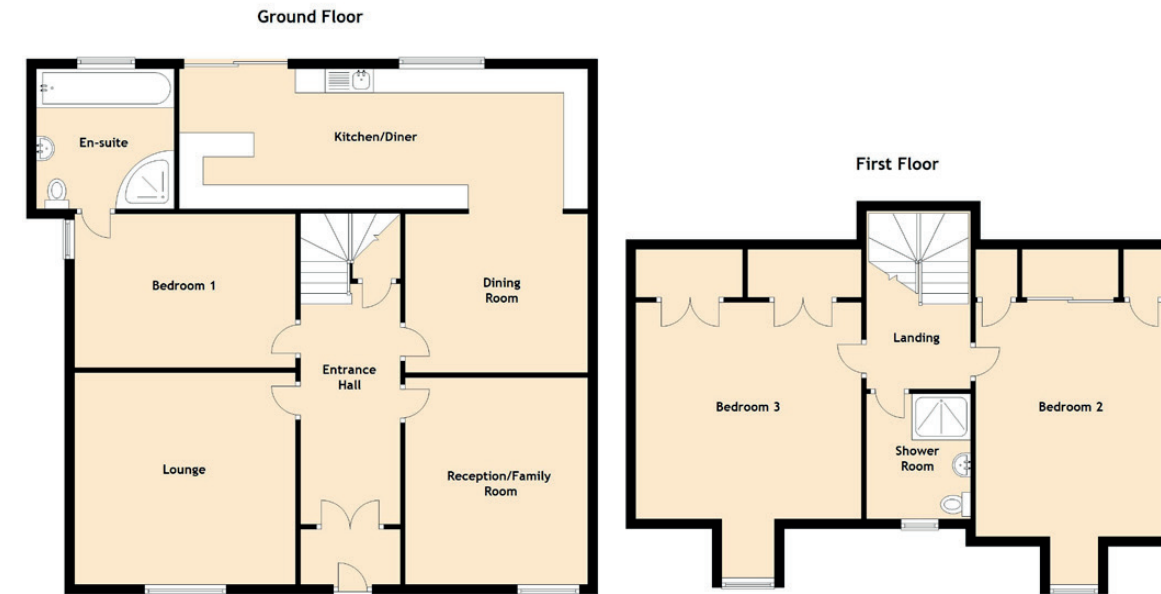


2 MORE SPACIOUS
BEDROOMS BOTH HAVING
DORMER WINDOWS.
LARGE STORAGE
CUPBOARDS AND ALSO
ALLOW FOR FREE
STANDING FURNITURE
CONFIGURATION FOR
CONVENIENCE



SPECIFICATIONS

FLOOR PLAN / LOCATION



Approximate Dimensions
(Taken from the widest point)

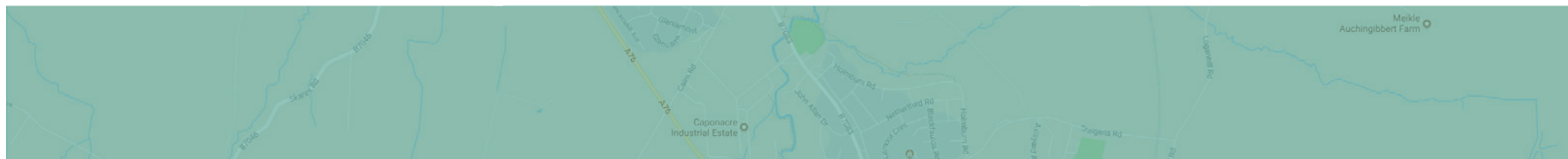
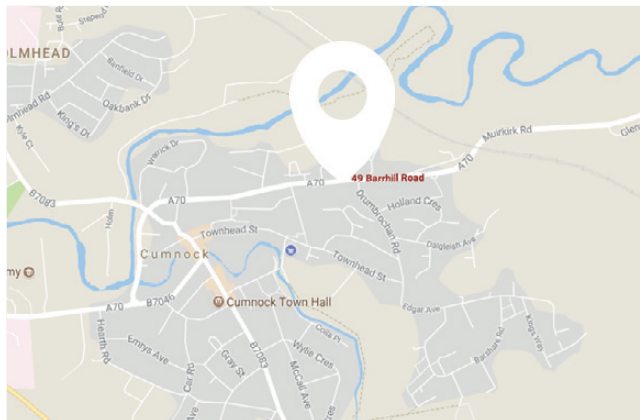
Reception/Family Room	4.30m (14'1") x 3.80m (12'6")
Kitchen/Diner	8.50m (27'11") x 3.30m (10'10")
Dining Room	3.80m (12'6") x 3.30m (10'10")
Lounge	4.60m (15'1") x 4.40m (14'5")
Landing	3.70m (12'2") x 2.17m (7'1")
Bedroom 1	4.60m (15'1") x 3.20m (10'6")
En-suite	3.20m (10'6") x 2.90m (9'6")
Bedroom 2	4.20m (13'9") x 3.90m (12'10")
Bedroom 3	4.70m (15'5") x 4.50m (14'9")
Shower Room	2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m²) : 193 m²

EPC Rating : E

Extras
(Included in the sale)

All fixtures, fitted floor coverings, light fittings, appliances including hob, oven, extractor, white goods including fridge freezer, washing machine. The garden shed is also included in the sale.



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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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