



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**53 Leggate**  
NEW CUMNOCK, CUMNOCK, EAST AYRSHIRE, KA18 4NG





# NEW CUMNOCK

CUMNOCK, EAST AYRSHIRE, KA18 4NG

53 Leggate 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.







# 53 LEGGATE

NEW CUMNOCK, CUMNOCK, EAST AYRSHIRE, KA18 4NG

Part Exchange Available. We are delighted to bring to the market this wonderful four bedroom, detached villa in a desirable, quiet location that is chain free. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family.

This property would be a fantastic acquisition for a variety of people as its superb spot offers great commuting links, as well as being within a very easy walk to local amenities. The house has been well designed to maximise privacy and the natural available light to create a modern ambience

The welcoming hallway sets the scene that continues to all rooms on this level. The impressive lounge offers various furniture configurations and leads to the stylish and chic kitchen thereafter access to the conservatory is from this zone. The kitchen has a selection of floor and wall mounted units with plumbed space for free standing appliances. Two of the bedrooms are pleasantly located on this level. Any of the rooms can be transformed to meet each individual purchaser's needs and requirements such as a family room or formal dining room. The family bathroom completes the impressive accommodation on this level.

Journeying upstairs you will discover a further two, bright and airy good sized bedrooms. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The property has gas central heating and double glazing, helping to ensure a warm, cost-effective living environment all year round.

Externally, there are private front and rear gardens. The large rear garden is a real suntrap and will be popular with all members of the family. There is also a large area/driveway to the side of the property for off-street parking or a multitude of other uses.







# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.80m (15'9") x 3.40m (11'2")
Kitchen	3.80m (12'6") x 2.80m (9'2")
Conservatory	2.70m (8'10") x 2.70m (8'10")
Bedroom 1	3.40m (11'2") x 2.50m (8'2")
Bedroom 2	4.20m (13'9") x 3.60m (11'10")
Bathroom	2.50m (8'2") x 2.30m (7'7")

First Floor	
Bedroom 3	4.34m (14'3") x 3.70m (12'2")
Bedroom 4	3.60m (11'10") x 3.50m (11'6")

Gross internal floor area (m<sup>2</sup>): 129m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

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## Solicitors & Estate Agents

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