




McEwan Fraser Legal
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135 Townhead Street

CUMNOCK, EAST AYRSHIRE, KA18 1NB



CUMNOCK

EAST AYRSHIRE

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.





135 TOWNHEAD STREET

CUMNOCK, EAST AYRSHIRE

We are delighted to bring to the market this lovely three bedroom mid-terrace home, set in a popular family-friendly street that's well known for its neighbourly spirit. The property is presented in Walk-in condition and offers a great opportunity for any family thinking of getting away from it all, enjoying the invigorating fresh air.

The accommodation comprises of a bright and spacious lounge/diner, which given its shape, would suit a range of furniture configurations. Light floods in from the large window and helps create a very relaxing atmosphere. The room dimensions allow for a dining table, while the feature fireplace with gas fire, creates a very pleasing focal point for the room. The kitchen is perfect for the home, finished in a lovely range of white fitted units. It makes a great space to cater for the families needs. The tiled family bathroom is bright, fresh and contains an electric shower over the bath. There

are three good sized bedrooms in this lovely home, all have ample space for free-standing furniture, two with built-in storage space. The home is kept warm and comfortable via the double glazing and gas central heating.

The rear garden space is secure and pet/child-friendly, on sunnier days the patio area offers a great place to relax, unwind, and enjoy a glass of wine at the end of a hard day. The mono-blocked driveway will cater nicely for two cars.

This great home would make an ideal buy for first-time buyers, a small family or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone seeking a fantastic value for money family home, in a popular and charming town in the evermore popular area of Kilmarnock.





DETAILS

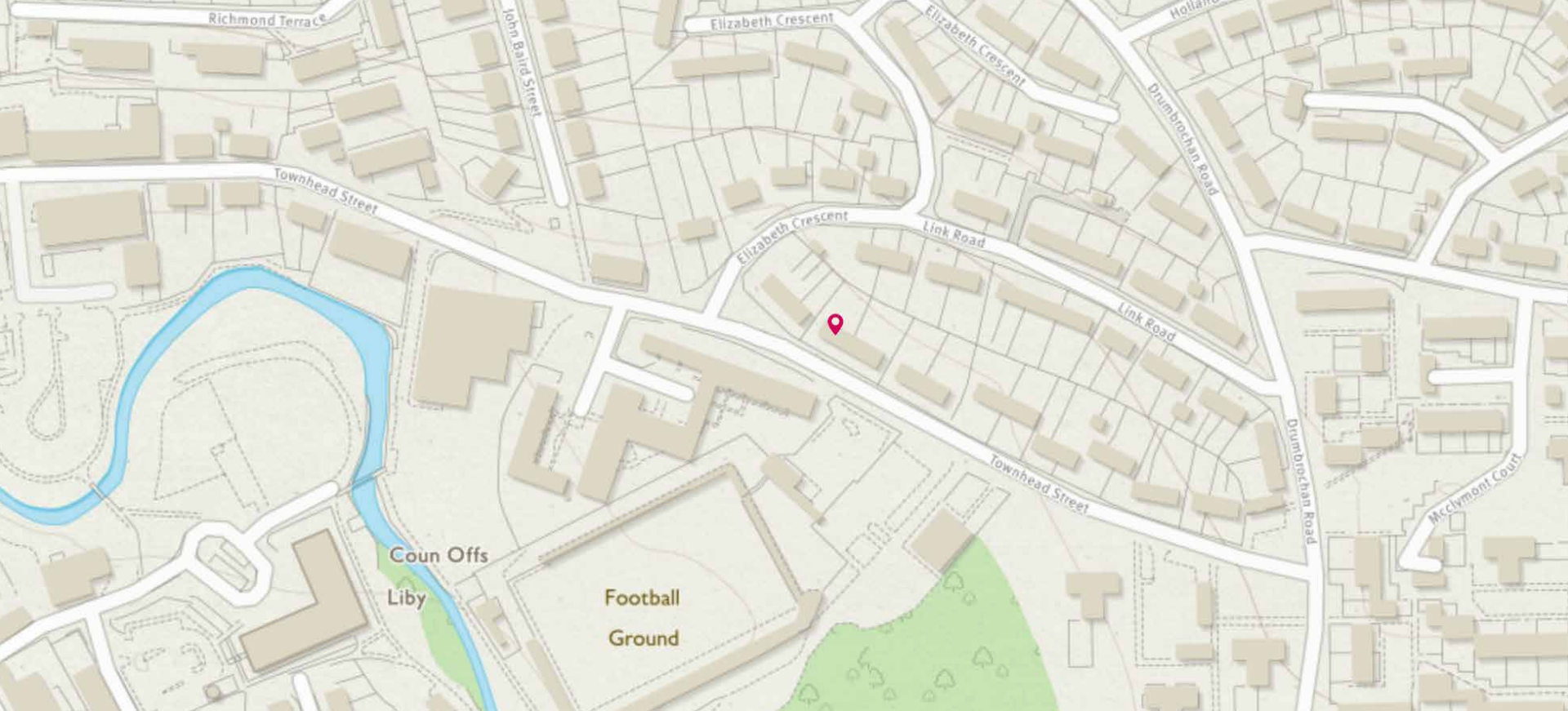
& SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.70m (8'10")
Bedroom 1	4.30m (14'1") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bedroom 3	3.90m (12'10") x 2.60m (8'7")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 87m²
EPC Rating: D





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