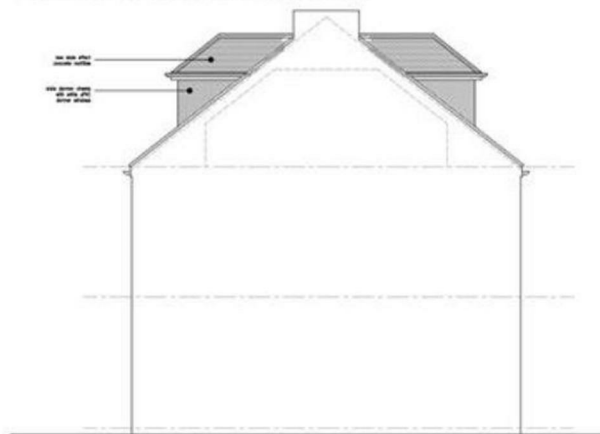


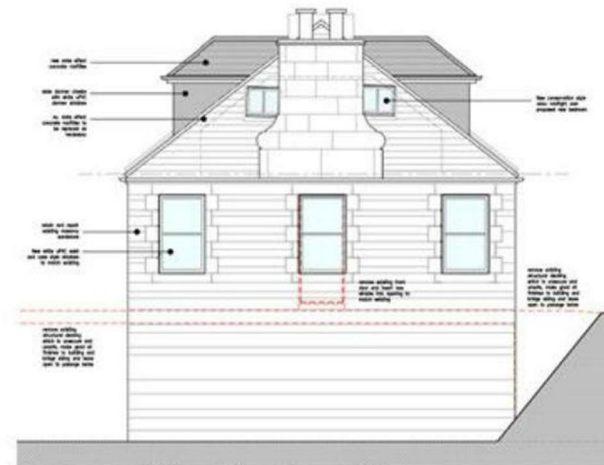
Proposed South Elevation 1:50



Proposed North Elevation 1:50



Proposed East Elevation 1:50



Proposed West Elevation - 1:50



12 Pathbrae, New Cumnock, KA18 4DF

## 5 Bedrooms | 4 Public Rooms | 4 Bathrooms

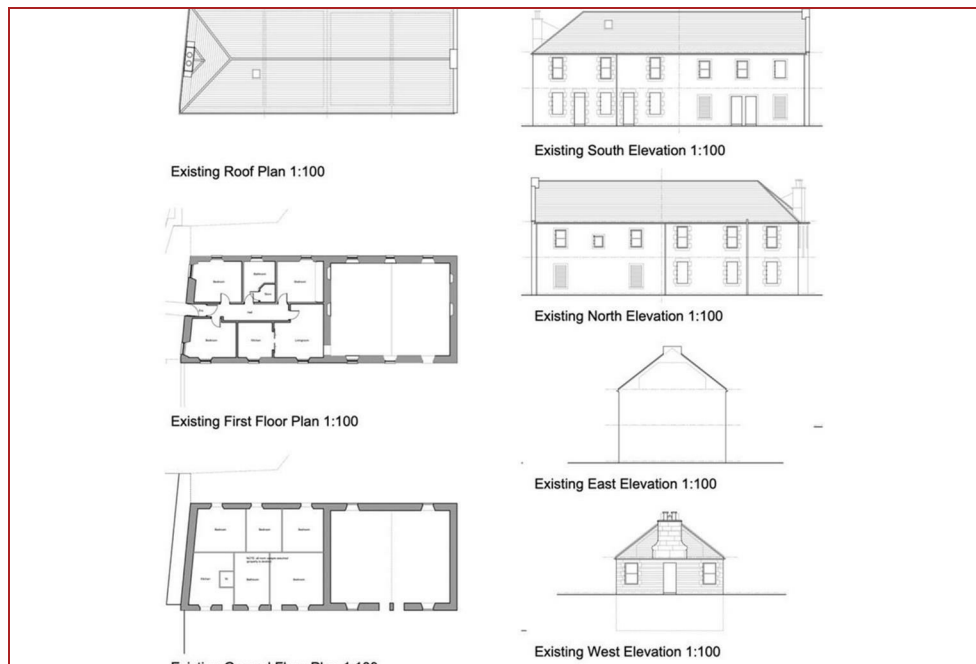
A great opportunity for a developer or small builder to acquire a sizeable detached building with detailed planning consent for conversion to a well proportioned family home/ workspace.

The property sits within a sheltered position adjacent to New Cumnock rail station amidst large level grounds and is accessed via a formed driveway.

Detailed planning consent exists to convert the property into a five bedroom family home with four public rooms and home workspace studio/adjacent granny flat. This project should appeal to either a small builder or an owner occupier looking to develop their own unique family home with fantastic open views.

Full planning details can be found on <https://eplanning.east-ayrshire.gov.uk/online/>, planning portal number 21/0783/PP

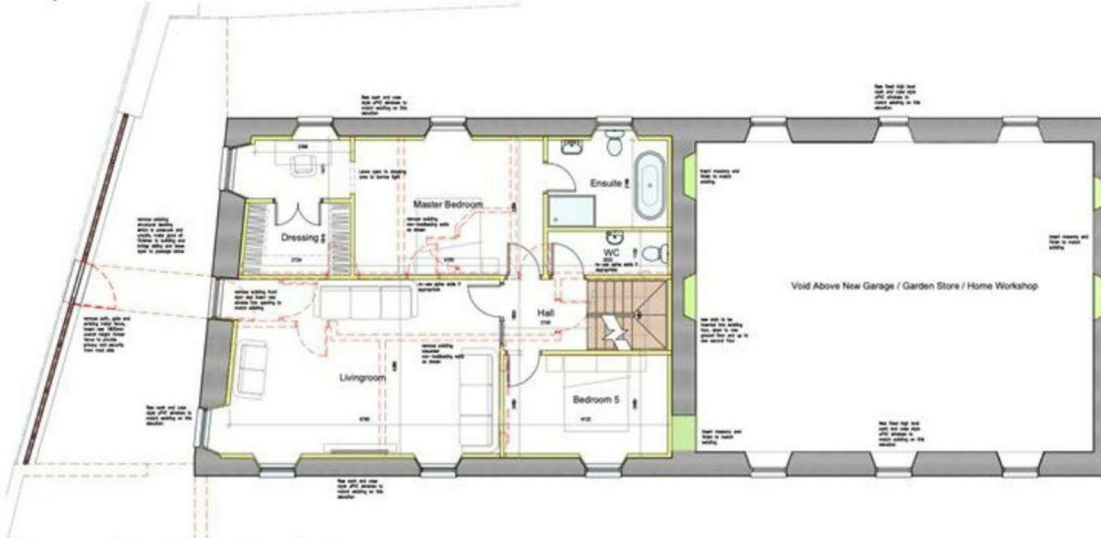
New Cumnock has a range of amenities including local schooling and nurseries. The village benefits from excellent bus and rail links to neighbouring towns and villages as well as the larger surrounding towns of Ayr, Kilmarnock, Dumfries and Glasgow.



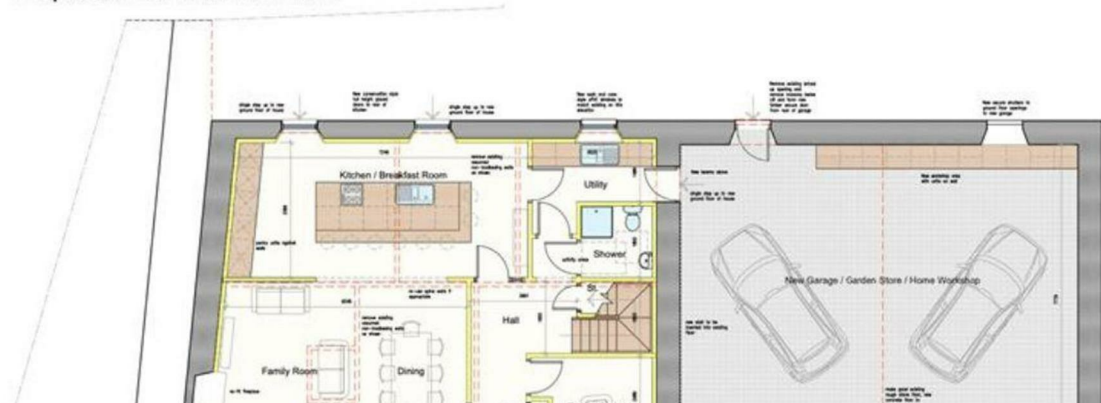
sq ft | EER =



Proposed Second Floor Plan 1:50



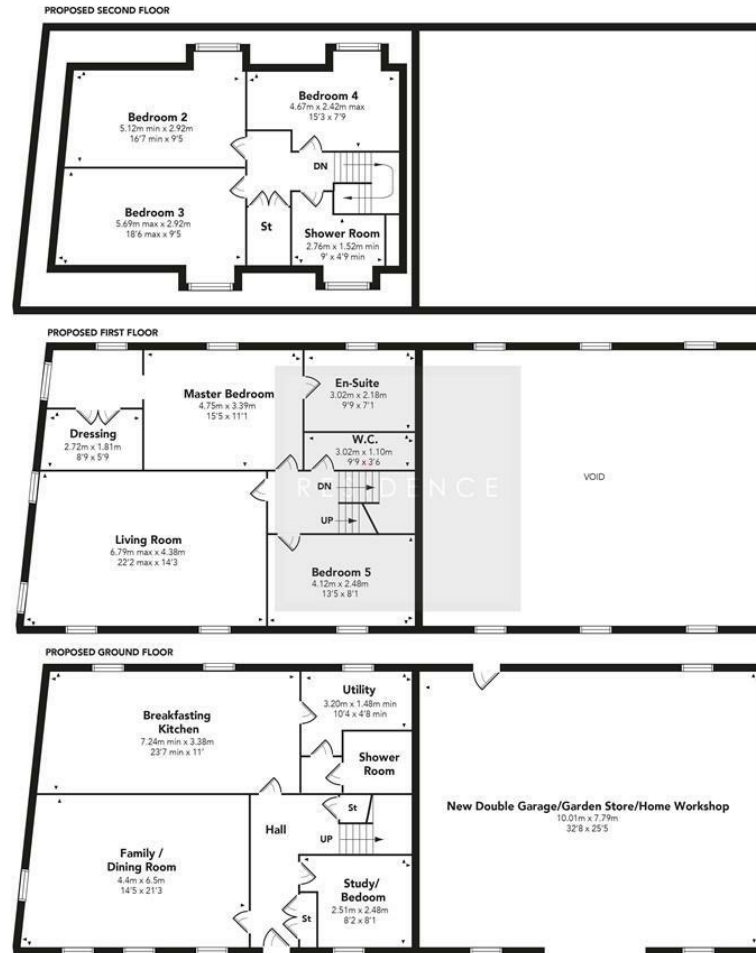
Proposed First Floor Plan 1:50



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG

## Plot at New Cumnock



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.