



Estate Agency, Letting Agency & Property Maintenance

LARN Number 1906034

T: 01563 531122 E: [kilmarnock@glowhomeslettingandsales.com](mailto:kilmarnock@glowhomeslettingandsales.com)

37 John Finnie Street, Kilmarnock, KA1 1BL

47-49 Vernon Street, Saltcoats, KA21 5HE



[WWW.GLOWHOMESLETTINGANDSALES.COM](http://WWW.GLOWHOMESLETTINGANDSALES.COM)

## Offers Over £48,000 Cairncadden Road, Craigens, KA18



- Semi detached villa
- Two double bedrooms
- Spacious lounge
- Large driveway
- Requires extensive refurbishment
- Lovely views to front & rear
- Council Tax Band A

### \*REFURBISHMENT PROJECT\*

25 Cairncadden Road in Cumnock is a project with the potential to be a great home for the right buyer! The property does require extensive refurbishment throughout but it is a great size and provides generously sized living accommodation over two levels. Due to the corner location of the plot, there are larger than average gardens with the

property spanning the front, side and rear of the villa. It is situated within a quiet residential street with great views to the front and rear.

On the ground floor there is a spacious lounge, with large window to the front which boasts a view of the local countryside, and a kitchen to the rear with a back door for access to the garden. The first floor comprises of two double bedrooms and a bathroom.

There is a driveway providing off street parking which leads to a garage (which currently has no roof).

# Cairnscadden Road, Craigen, KA18

-  
-  
-







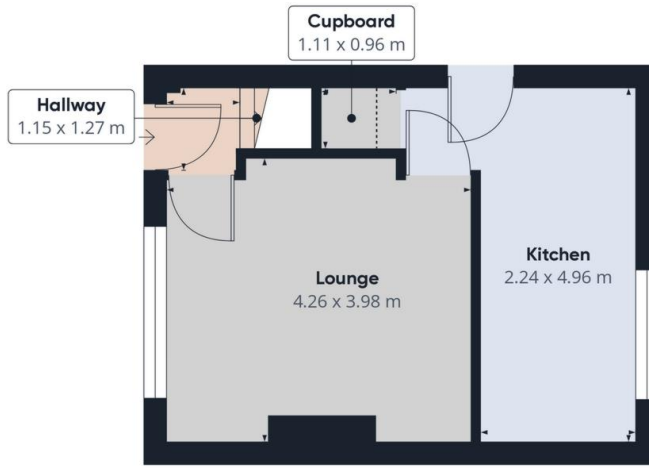




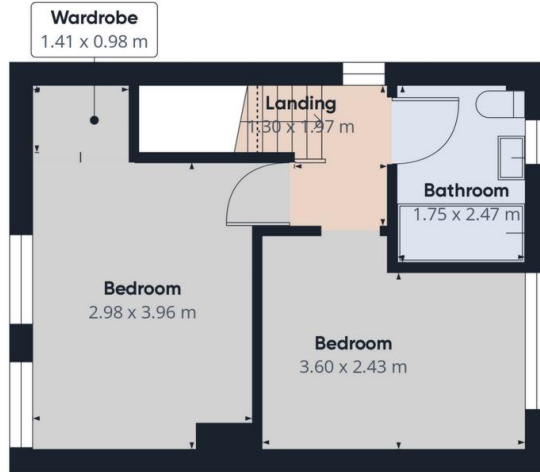








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
61.25 m<sup>2</sup>

Reduced headroom  
0.68 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS GLOW HOMES AYRSHIRE

37 John Finnie St, Kilmarnock, KA1 1BL T: 01563 531122 E: kilmarnock@glowhomeslettingandsales.com W: <http://www.glowhomeslettingandsales.com/>

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GLOW HOMES AYRSHIRE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.