



7 Ballochmyle Avenue Cumnock

£70,000
Freehold

Nestled in the charming locale of Ballochmyle Avenue, Auchinleck, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a driveway, providing parking and ensuring convenience at all times.

One of the standout features of this residence is the large garden, designed for easy maintenance, allowing you to enjoy the beauty of outdoor living without the burden of extensive upkeep. This garden space is perfect for family gatherings, summer barbecues, or simply relaxing in the sun with a good book. Additionally, the presence of a summer house adds a unique touch, offering a versatile space that can be used for various purposes, whether as a home office, a playroom, or a tranquil retreat.

The house itself is well-appointed, providing a warm and welcoming atmosphere that is ideal for family life. With its thoughtful layout and ample natural light, this property is sure to appeal to those looking for a blend of comfort and practicality.



- End terrace • Summer house • Double glazing • 2 Double bedrooms • Spacious private garden • Charming patio area • Close to local amenities • Ideal family home in good condition



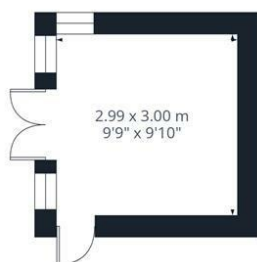




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m

66.3 m²
713 ft²

Reduced headroom

0.6 m²
6 ft²

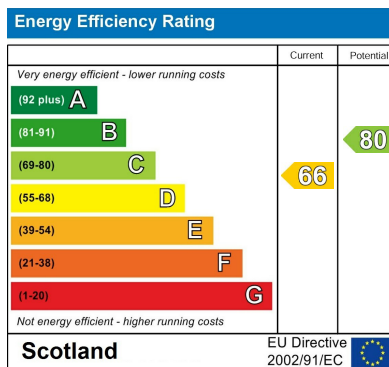
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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