



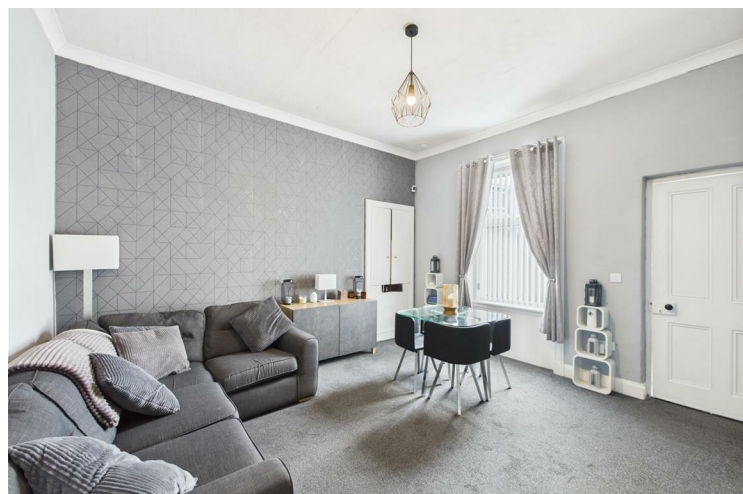
8 Bank Avenue Cumnock

£123,500
Freehold

We are proud to present this absolutely delightful semi-detached bungalow which offers a perfect blend of character and modern living. Built in 1891 and located in a quiet sought after area the property boasts a rich history while providing all the comforts of contemporary life. With a generous 775 square feet of living space, this home features two well-proportioned bedrooms, ideal for small families or first time buyers.

As you enter, you will be greeted by the impressive high ceilings that enhance the sense of space and light throughout the property. The inviting living area are perfect for relaxation or entertaining guests. The bungalow also includes a well-appointed bathroom, ensuring convenience for all residents.

One of the features of this property is the driveway, providing parking for a couple of vehicles, a valuable asset in this desirable location. The rear garden offers a private outdoor space, perfect for enjoying sunny afternoons or hosting barbecues with friends and family.



- Driveway • Period features • Private rear garden • Re Wired • Double glazing throughout • High ceilings add charm • Built in 1891, full of character • Modern kitchen







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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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