



**35B Well Road
Cumnock**

**£70,000
Freehold**

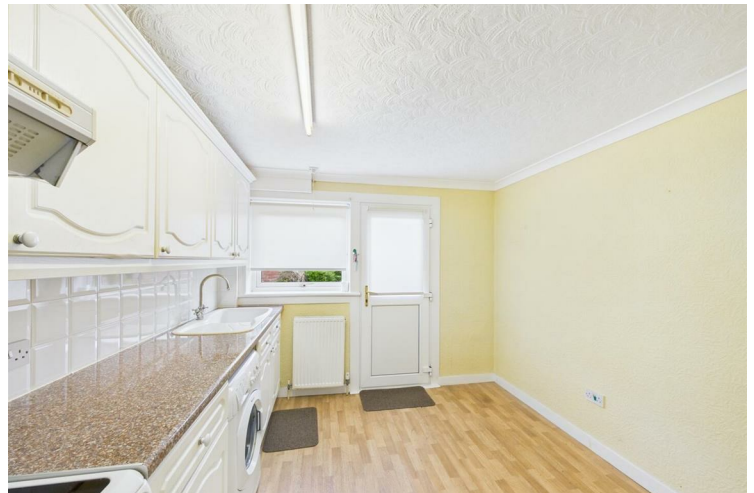
We are proud to present to market this delightful mid-terrace house on Well Road, Auchinleck, it offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house is well presented throughout, showcasing a thoughtful design that maximises space and light. The double-glazed windows ensure a bright interior while also contributing to energy efficiency.

The property boasts a well-maintained private garden, offering a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden is an excellent spot for summer barbecues or quiet evenings under the stars.

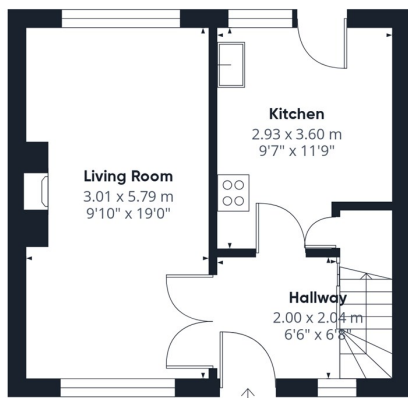


- 2 bedrooms • Family bathroom • Spacious reception room • Mid-terrace house • Private, well-kept gardens

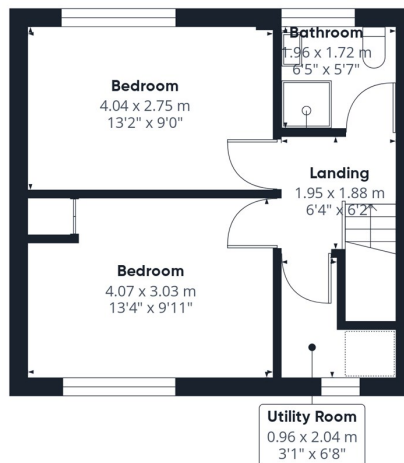


- Gas central heating • Double glazed windows • Close to local amenities • Viewing recommended

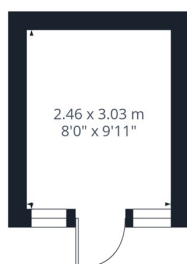




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

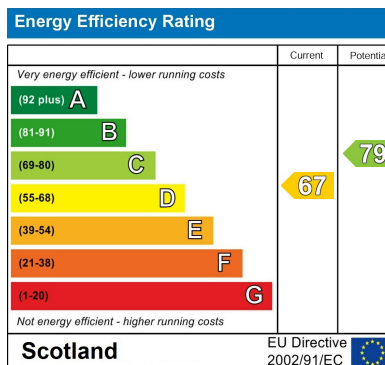
Approximate total area^m

73.8 m²
794 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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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