



102 Ballochmyle Avenue Cumnock

**£40,000
Freehold**

Welcome to this charming terraced house located on Ballochmyle Avenue in the village of Auchinleck, Cumnock. This delightful property offers a perfect blend of countryside views and convenient access to local amenities, making it an ideal choice for those seeking a peaceful yet connected lifestyle.

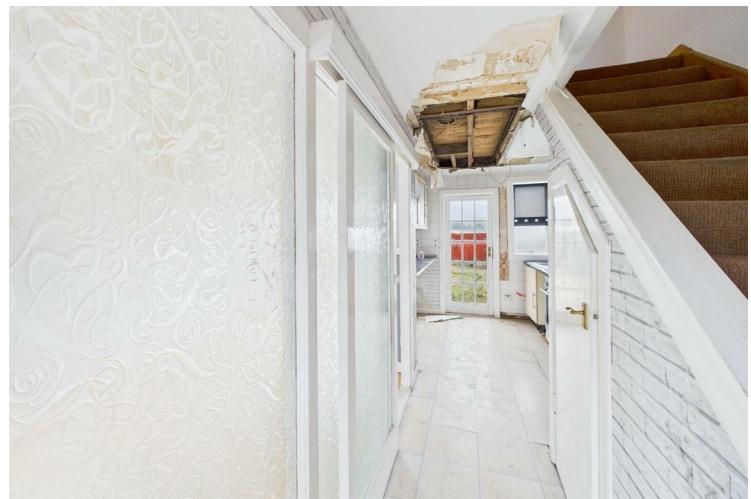
Spanning approximately 678 square feet, this two-bedroom home features a well-proportioned reception room, providing a comfortable space for relaxation and entertaining. The property is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the seasons.

While the house is in need of some renovation, it presents a wonderful opportunity for buyers to put their personal touch on the space and create their dream home. The popular location of Auchinleck offers a friendly community atmosphere, with shops, schools, and recreational facilities just a stone's throw away.

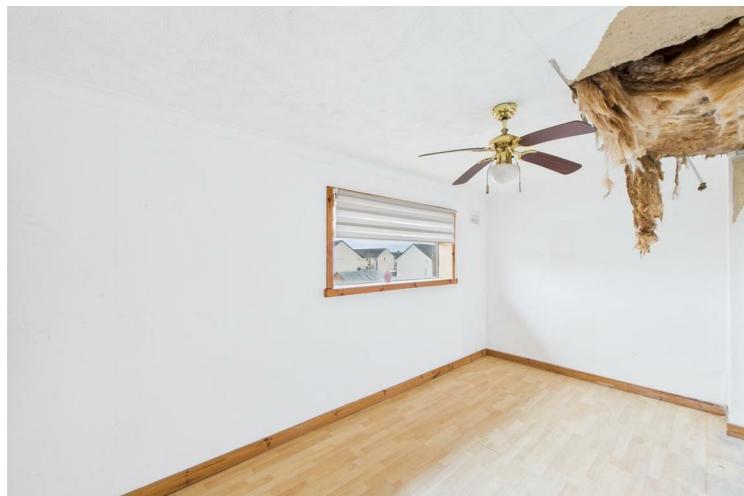
Whether you are a first-time buyer, a small family, or an investor looking for a project, this property is new to the market and ready for its next chapter. Embrace the potential of this lovely home and enjoy the serene countryside views that surround it. Don't miss out on the chance to make this house your own.

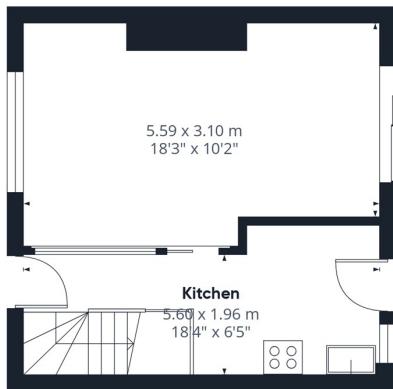


- Two Double bedrooms • One bright reception room • Mid Terraced house • Countryside views • Double glazing throughout



- Gas central heating
- Close to local amenities
- Popular Auchinleck location
- Needs some renovation
- Viewing recommended

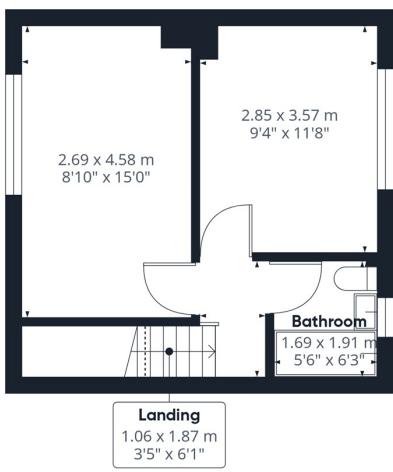




Approximate total area⁽¹⁾

57.9 m²
622 ft²

Floor 0



(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.

GIRAFFE360



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	72	80
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

Cumnock
38 Townhead Street
Cumnock
East Ayrshire
KA18 1LD

01290 421981
info@myoakhouse.co.uk
www.myoakhouse.co.uk

