



## 102 Ballochmyle Avenue Cumnock

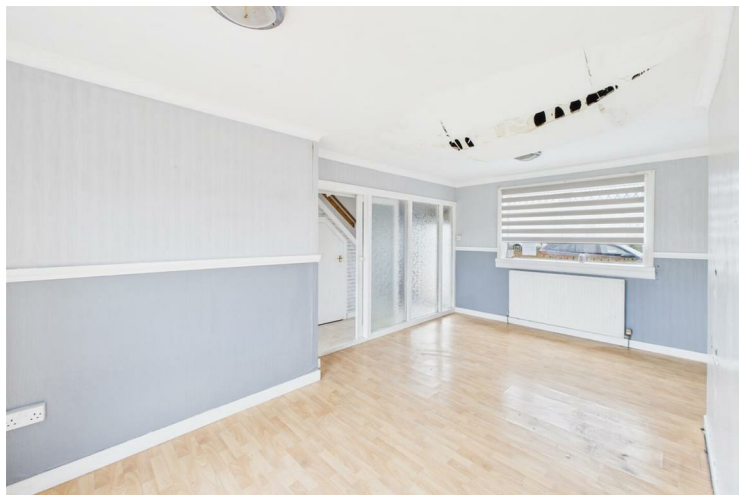
**£40,000**  
**Freehold**

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.

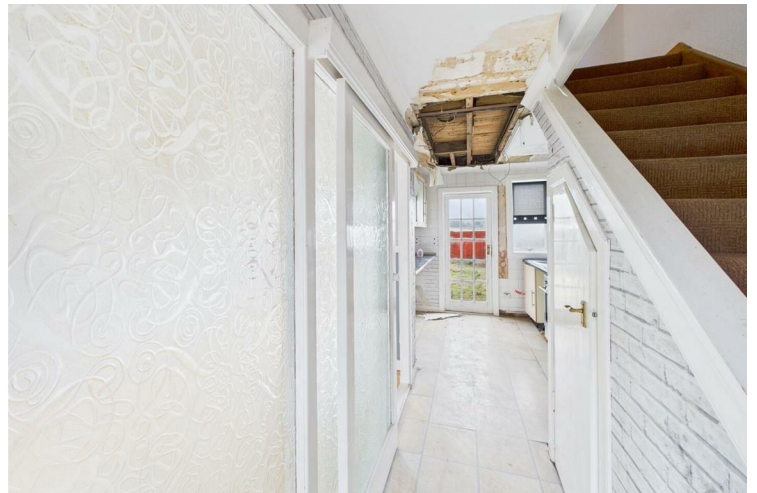
While the house is in need of some renovation, it presents a wonderful opportunity for buyers to put their personal touch on the space and create their dream home. The popular location of Auchinleck offers a friendly community atmosphere, with shops, schools, and recreational facilities just a stone's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

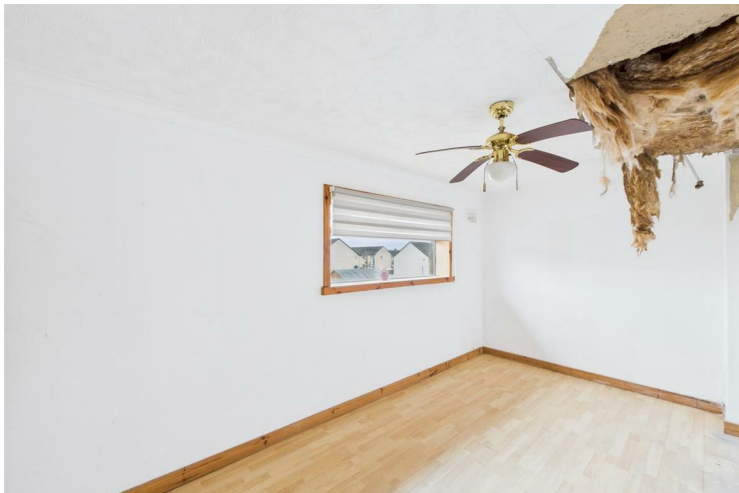


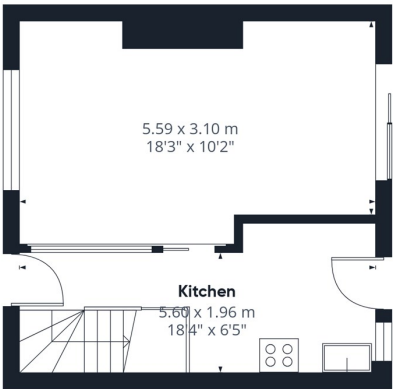


- Two Double bedrooms • One bright reception room • Mid Terraced house • Countryside views • Double glazing throughout

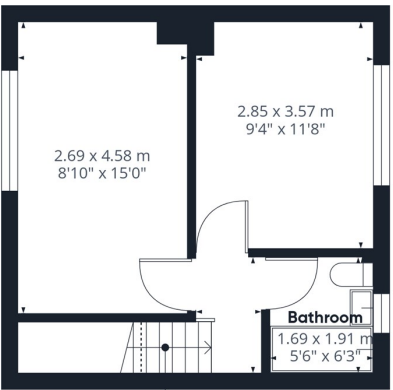


- Gas central heating • Close to local amenities • Popular Auchinleck location • Needs some renovation • Viewing recommended





Floor 0



Floor 1



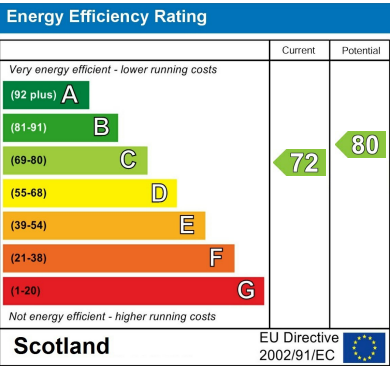
Approximate total area  
57.9 m<sup>2</sup>  
622 ft<sup>2</sup>

(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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