

John Weir Avenue, Cumnock KA18 1NJ



welcome to

John Weir Avenue, Cumnock

Competitively priced to reflect need of upgrading this substantial end terraced bungalow offers a great opportunity to put an individual stamp on a spacious home. Three bedrooms, open plan lounge kitchen, bathroom, enclosed garden. Close to amenities.



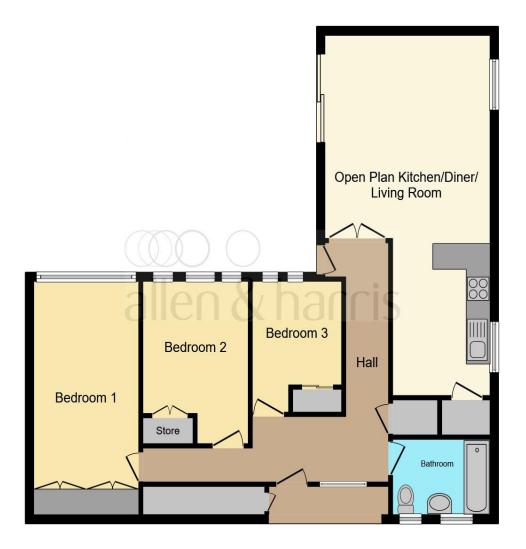












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Lounge/Kitchen

29' 4" Maximum x 13' 5" Maximum (8.94m Maximum x 4.09m Maximum)

Bedroom 1

15' 1" Excluding Wardrobe x 8' 7" (4.60m Excluding Wardrobe x 2.62m)

Bedroom 2

9' 11" Excluding Wardrobe x 8' 8" (3.02m Excluding Wardrobe x 2.64m)

Bedroom 3

7' 7" Excluding Wardrobe x 7' 6" (2.31m Excluding Wardrobe x 2.29m)

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John Weir Avenue, Cumnock

- Terraced Bungalow
- Three bedrooms
- Open Plan lounge
- Updating Required
- Enclosed Garden

Tenure: Freehold EPC Rating: D

offers over

£58,000

Listed at a competitive price to reflect the need for upgrading and modernisation, this substantial END TERRACED VILLA offers a great opportunity to put an individual stamp on a spacious home. Cumnock is a popular town with numerous local amenities and facilities especially shops, restaurants, bars and cafes while The Robert Burns Academy and Lochnorris Primary are located on the Barony Campus. The town is well placed for quick access to larger towns such as Kilmarnock and Ayr with regular bus routes from the bus station in the town centre. The home comprises:Reception, lounge/open plan kitchen, three bedrooms, bathroom, enclosed garden.









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/AYR105838



Property Ref: AYR105838 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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