



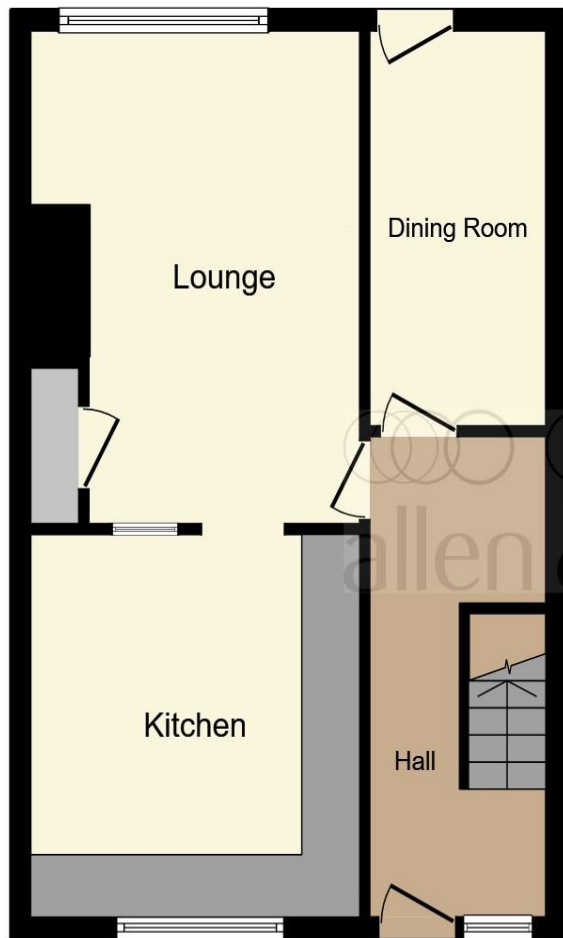
**Campbell Court, Cumnock KA18 1NP**

**welcome to**

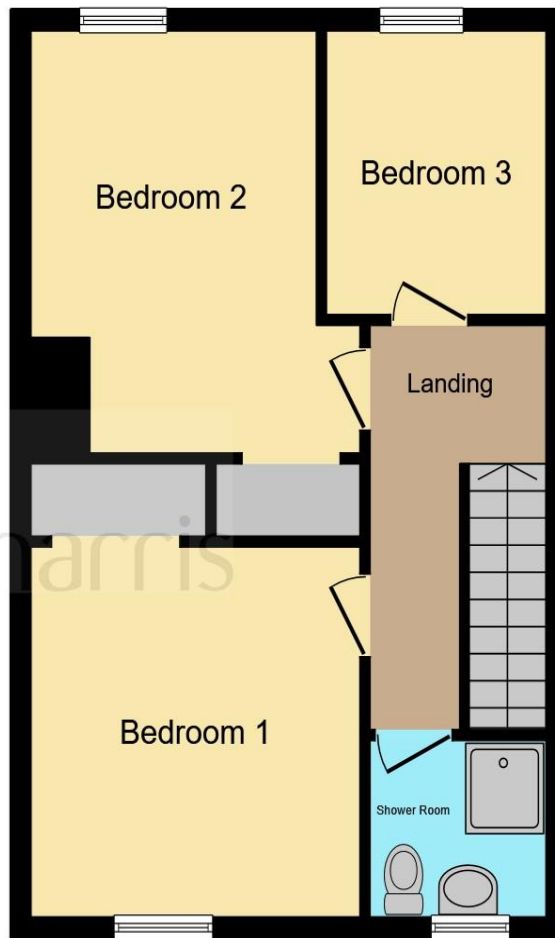
**Campbell Court, Cumnock**

Situated within the popular town of Cumnock, this mid-terraced villa is the ideal family home for first time buyers, downsizers or the perfect investment opportunity.





**Ground Floor**



**First Floor**

**Lounge**

15' 6" x 11' 5" into recess ( 4.72m x 3.48m into recess )

**Back Entrance/Dining**

12' 4" x 6' ( 3.76m x 1.83m )

**Kitchen**

11' 10" x 11' 4" ( 3.61m x 3.45m )

**Bedroom 1**

12' 1" excl. w/drobe x 11' 7" max ( 3.68m excl. w/drobe x 3.53m max )

**Bedroom 2**

9' 8" max x 12' 3" excl. w/drobe ( 2.95m max x 3.73m excl. w/drobe )

**Bedroom 3**

9' 2" x 7' 11" ( 2.79m x 2.41m )

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](http://www.focalagent.com)

welcome to

## Campbell Court, Cumnock

- Mid Terrace Villa
- Three Bedrooms
- Investment Buyers
- First Time Buyers
- Large Rear Garden

Tenure: Freehold EPC Rating: F

offers over

**£55,000**

Situated within the popular town of Cumnock, this mid-terraced villa is the ideal family home for first time buyers, downsizers or the perfect investment opportunity.

The property is positioned only a short drive to the town centre for ease of access to local shops and amenities.

Offering accommodation over two levels, the ground floor comprising of: welcoming entrance hallway, bright and spacious lounge and a fitted kitchen complete with plentiful storage..

Upstairs, the property boasts three spacious double bedrooms and a modern shower room.

Although in need of some TLC, this fantastic family home is further enhanced by plentiful on street parking and a large rear garden. Early viewing is advised.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/AYR106015](https://allenandharris.co.uk/Property/AYR106015)



Property Ref:  
AYR106015 - 0003

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.

  
allen & harris



**01292 267248**



Ayr@allenandharris.co.uk



18 Parkhouse Street, AYR, Ayrshire, KA7 2HH



**allenandharris.co.uk**