



**12 The Old School Yard, Auchinleck, Cumnock KA18 2DF**  
**Offers Over £150,000**





Beautifully presented MODERN SEMI DETACHED BUNGALOW providing bright and spacious on the level accommodation with superb large private gardens to the rear and situated within a development of similar homes.

This lovely home enjoying a quiet central location within the Ayrshire village of Auchinleck was built approximately two years ago and provides accommodation of reception hall with access to the bright rear living space with French doors to the patio area and private fully enclosed rear gardens, open plan kitchen with a range of floor standing and wall mounted units finished in cream with contrasting work surface area, inset ceramic electric hob, double oven, integrated dishwasher and fridge freezer and space for a washing machine. There are two similar sized double bedrooms to the front both with recessed wardrobe space and a lovely bathroom with a three piece suite and shower over bath.

Features of this property include gas central heating, solar photovoltaic panels fitted to the front roof, double glazing and large very private rear garden grounds with a driveway to the front providing off street parking.

The property is found within the village of Auchinleck which itself offers an extensive selection of amenities with supermarket shopping available locally. For more extensive shopping Ayr is easily accessible and offers a wide selection of High Street names. Public transport facilities include regular bus services with frequent rail travel from Auchinleck Railway Station. There are good road links providing access to both Ayr and the A77/M77 Motorway. Schooling is also available locally at both primary and secondary levels.

This truly is a lovely property and early viewing is strongly recommended to avoid disappointment.

### DIMENSIONS

Lounge	13'2" x 13'9"
Dining kitchen	11'3" x 8'11"
Bedroom 1	12'5" x 8'10"
Bedroom 2	11'10" x 8'9"
Bathroom	11'0" x 5'0"

### COUNCIL TAX

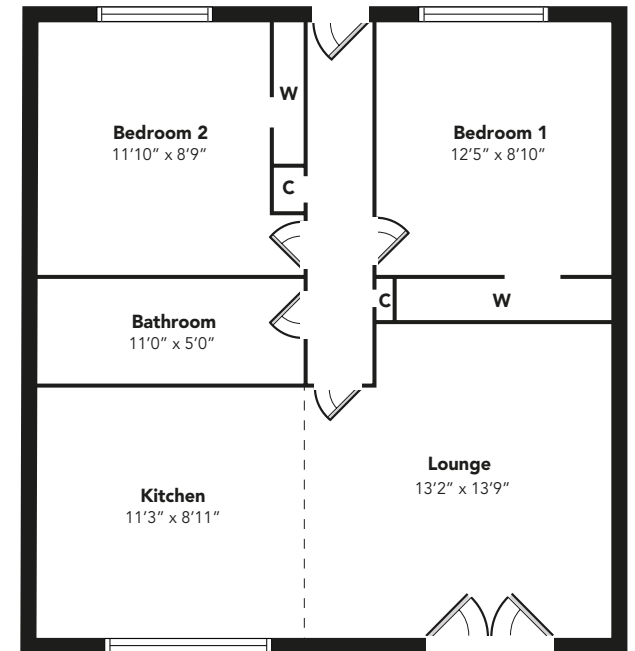
Band C

### ENERGY RATING

C

### FEATURES

- Attractively priced modern home
- Modern kitchen
- Two double bedrooms
- Large open plan living space
- Large enclosed private gardens
- Gas central heating
- Double glazing
- Excellent local amenities
- Great road links
- Viewing recommended



Floorplans are indicative only - not to scale  
Produced by Plushplans



### TRAVEL DIRECTIONS

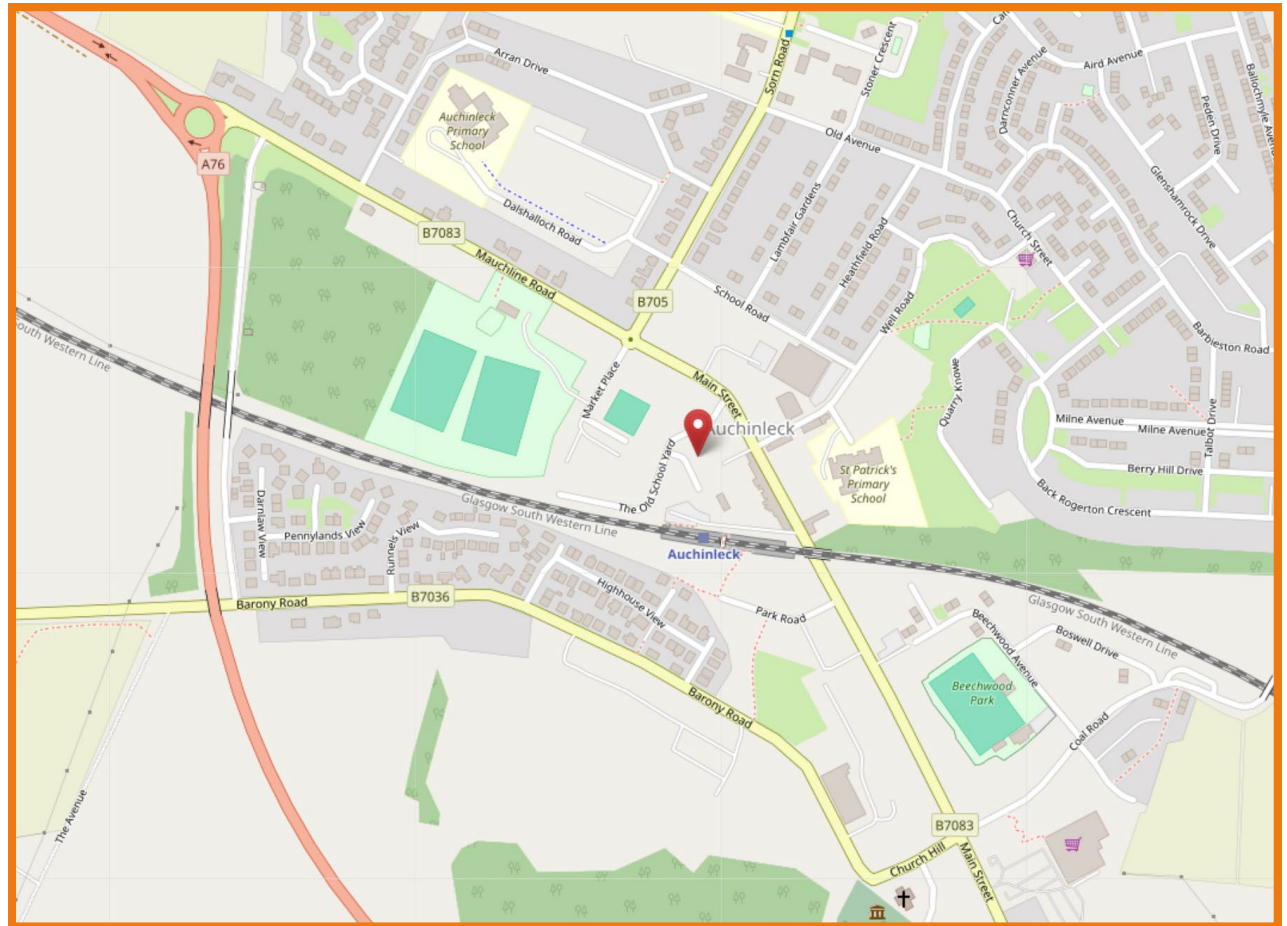
On entering Auchinleck on Mauchline Road continue to Main Street turning first right into The Old School Yard, the property is situated on the left hand side. FOR SAT NAV THE POSTCODE IS KA18 2DF

### VIEWING

Strictly by appointment through Barnetts

### ENTRY DATE

By arrangement



### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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