



**10 Burnside Close, Cumnock KA18 1FR**  
**Offers Over 185,000**





Fabulous opportunity to purchase this immaculate and beautifully presented modern semi detached villa with a lovely development of similar properties.

Maintained and much improved by the current owner this fabulous family home has accommodation over two levels comprising on the lower level a large reception hall providing access to the lounge a particular large cloakroom, with a two-piece suite, storage and stairs to the upper landing. The large bright lounge is on an open plan basis to the very spacious bright dining sized kitchen to the rear, this impressive kitchen provides access by French doors to the fully landscaped gardens to the rear, the kitchen itself features an extensive range of floor standing and wall mounted units finished in high gloss white with a large freestanding island featuring low level lighting.

On the upper landing there is access to the three spacious double bedrooms the fabulous family bathroom and a deep storage cupboard. All three bedrooms feature provide storage and wardrobe space with the master bedroom benefiting from an en suite shower room.

Features of this property include gas central heating, double glazing and private garden grounds to the both the front and rear.

The property is found within the village of Cumnock which itself offers an extensive selection of amenities with supermarket shopping available in the nearby village of Auchinleck. 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.

Internal viewing is essential to fully appreciate the fabulous home.

#### DIMENSIONS

Lounge	15'8" x 12'0"
Dining Kitchen	19'8" x 13'1"
Bedroom one	12'9" x 11'9"
Bedroom two	12'9" x 12'9"
Bedroom three	8'10" x 9'4"
Bathroom	8'3" x 6'6"
En Suite	9'10" x 3'9"

#### ENERGY RATING

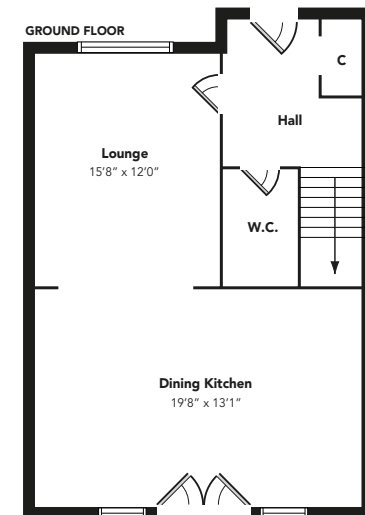
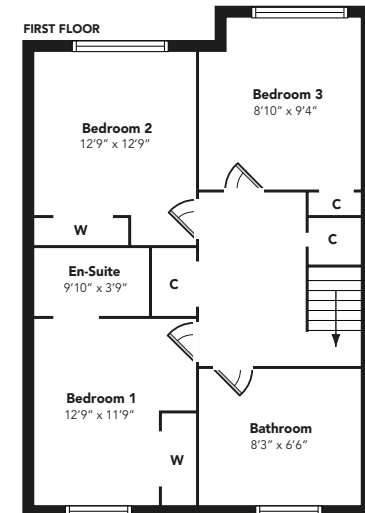
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#### FEATURES

- Beautifully presented throughout.
- Fabulous living space
- Fully landscaped gardens
- Viewing essential

#### COUNCIL TAX

Band D



Floorplans are indicative only - not to scale  
Produced by Plushplans



### TRAVEL DIRECTIONS

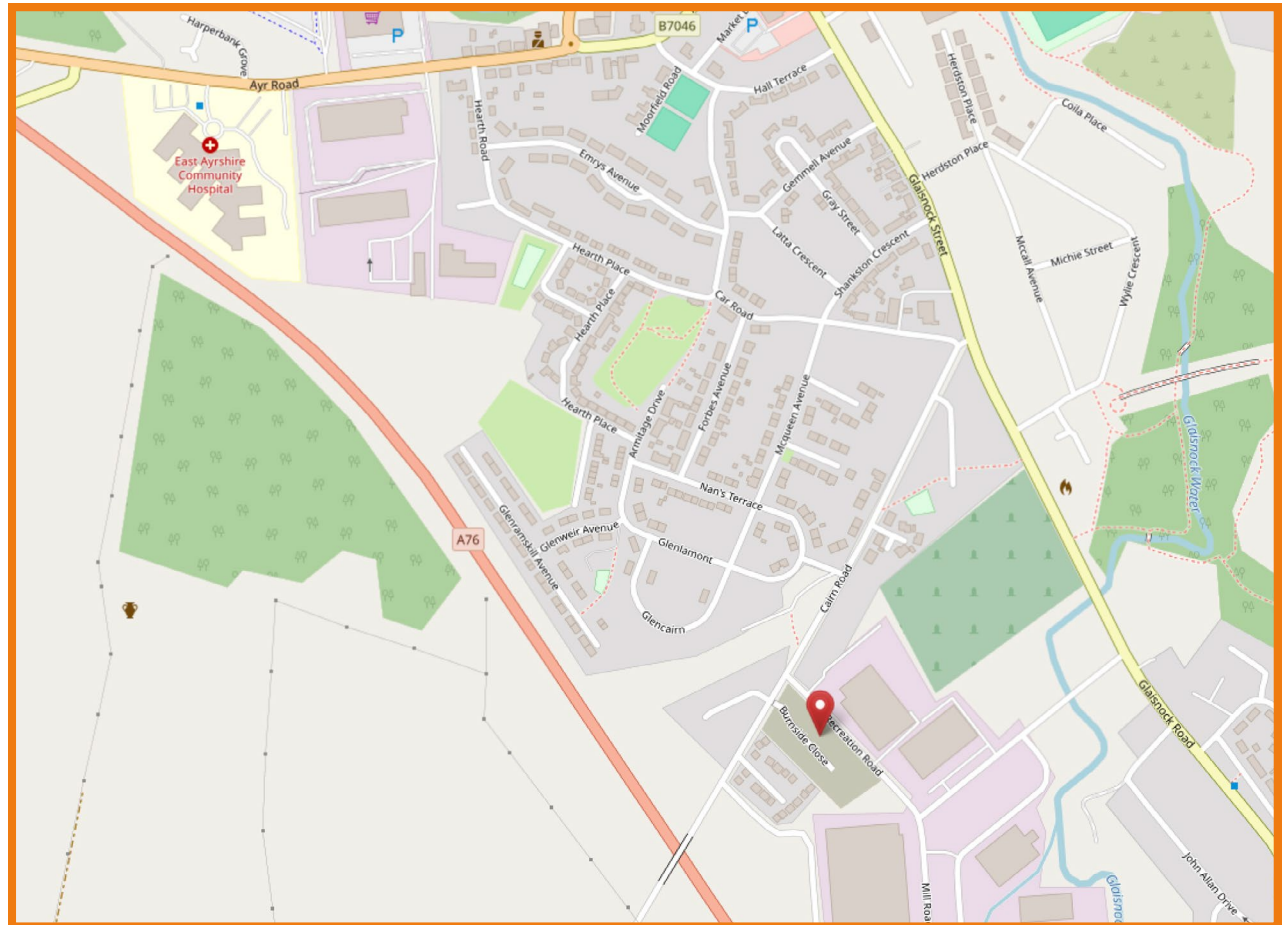
On entering Cumnock from the A76 on Glaisnock Road (B7083) continue turning left into Cairn Road then left into Recreation Road, the development sits to the right hand side.

### VIEWING

Strictly by appointment through Barnetts on 01563 522137

### 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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