



81 Holmhead Road, Cumnock KA18 1UB
Offers Over £270,000





Fabulous opportunity to purchase this immaculate and beautifully presented modern Detached Villa nestled within a small development of properties built by Charlesfort Developments.

Maintained and much improved by the current owner this delightful family home has accommodation laid out over two levels comprising on the lower level, bright welcoming hallway with storage cupboard, well appointed front facing lounge with concealed sliding doors opening to the dining area. Impressive 28ft open plan dining kitchen with an ample range of wall mounted and floor standing units including built in appliances. Dining area features bi-fold double glazed doors leading on to the raised patio with stairs to rear garden. Spacious utility room with door leading to fully landscaped rear gardens. Bedroom four is accessed from hallway and could also be used as an additional family room or office/workspace. Large walk-in shower room/cloaks room.

On the upper landing there is a deep storage cupboard, upper hallway gives access to the Master Bedroom with built-in wardrobes benefitting from a large walk-in en-suite shower room, two further double sized bedrooms, both with built in wardrobes and modern fitted family bathroom with 3-piece suite.

The property further benefits from gas central heating, solar panels and double glazing.

Externally there are gardens to the front laid with pebble chips and features side monoblocked driveway for several cars. Rear enclosed landscaped gardens with open views are bound by timber fencing and feature a large raised slabbed patio with garden shed, lower are laid to lawn with a selection of shrub and flower borders, raised beds and outside tap.

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 shops, restaurants and sports amenities. 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	15'14" x 13'2"
Kitchen/Dining room	28'7" x 12'4"
Utility Room	9'5" x 6'4"
Bedroom four	12'4" x 12'3"
Shower room	12'11" x 6'3" (at widest point)
Master Bedroom	17'0" x 12'5"
En Suite	8'6" x 6'5"
Bedroom two	12'8" x 11'6"
Bedroom three	8'3" x 6'6"
Family bathroom	8'6" x 6'5"

COUNCIL TAX

Band E

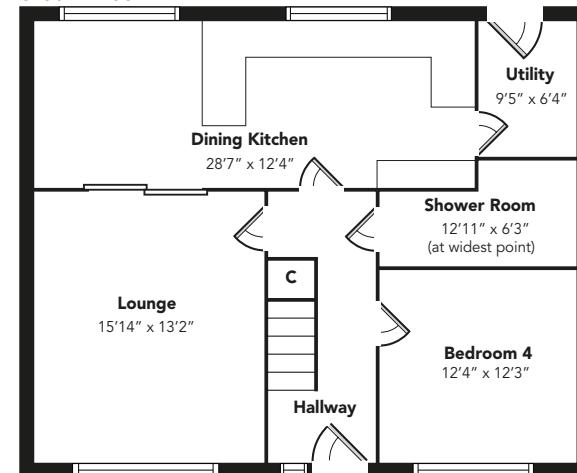
ENERGY RATING

B

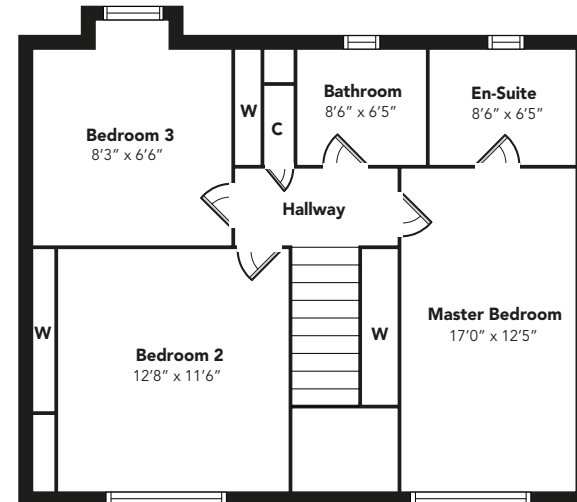
FEATURES

Modern detached villa
Spacious accommodation
Beautifully presented throughout.
Generous lounge with concealed sliding doors
28ft Kitchen/dining room
Master Bedroom with En-suite
Separate Bathroom
Downstairs shower room
Bi-Fold doors opening to rear garden space
Driveway for parking several cars
Solar panels

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans



TRAVEL DIRECTIONS

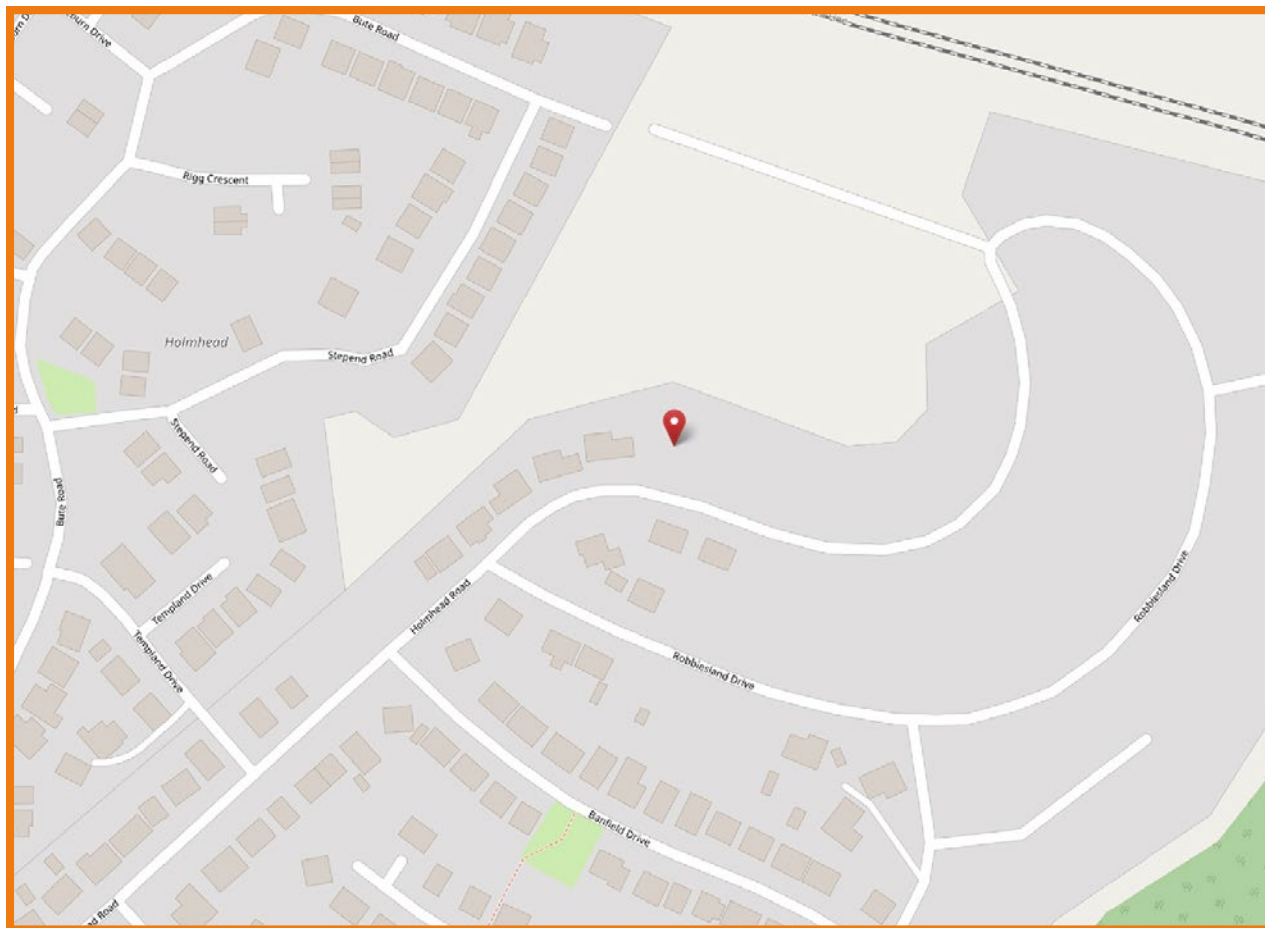
Travelling into Cumnock from Auchinleck continue on the B703 Auchinleck Road turning left onto Lorimer Crescent/Holmhead Road and continue on Holmhead Road until reaching No 81 on the left.

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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