



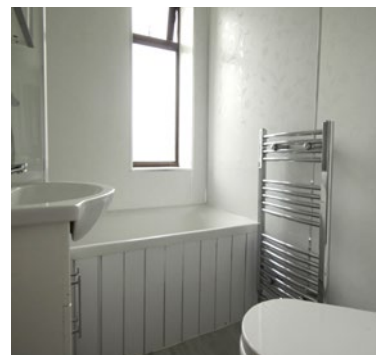
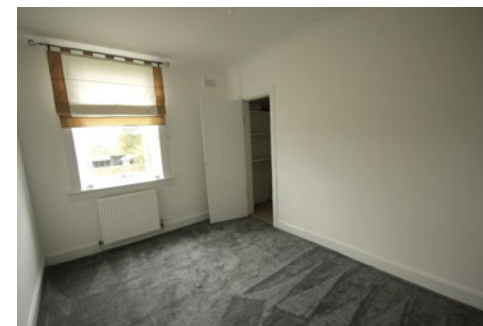
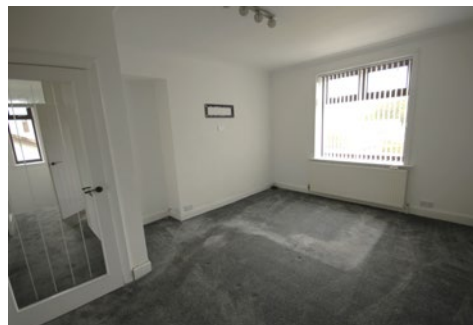
54 Pathhead, New Cumnock KA18 4DG
Offers Over £45,000

Ideal opportunity for the buy to let investor or first time buyer to purchase this spacious and well presented upper cottage flat located within this popular and established residential area of New Cumnock.

Presented in walk in condition the property offers accommodation comprising reception hall accessed from the side of the building providing access to the bright lounge, kitchen, bathroom and the two spacious bedrooms to the rear. The kitchen has an extensive range of floor standing and wall mounted units with a complimentary work surface area and tiling to splash back areas.

Features of this property include recent gas central heating with a Vokera boiler, double glazing and large private garden grounds to the both the side and rear. There is a driveway for off street parking.

The property is found within the village of New 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 nearby New Cumnock Railway Station with regular services to Glasgow Central 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.



DIMENSIONS

Lounge	13'0" x 11'7"
Kitchen	12'0" x 6'0"
Bedroom one	13'0" x 11'8"
Bedroom two	13'0" x 8'10"
Bathroom	6'2" x 4'5"

COUNCIL TAX

Band A

ENERGY RATING

C

FEATURES

Attractively priced
Well-presented throughout
Gas central heating with recent boiler

Double glazing
Large, enclosed gardens to the rear
Driveway for off street parking
Viewing recommended

TRAVEL DIRECTIONS

On entering New Cumnock from Cumnock, continue passing Golf Club entering the village on Pathhead, the property sits on the right hand side.

VIEWING

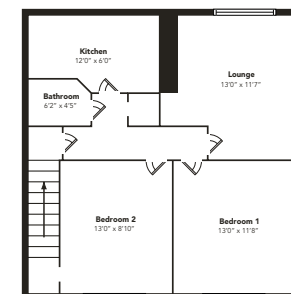
Strictly by appointment through Barnetts on 01563 522 137.

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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