

4 BED DETACHED VILLA
38 Robbiesland Drive, Cumnock
Offers Over £283,000

Energy Performance Rating B







DESCRIPTION

D W Shaw are delighted to present to the market this versatile and spacious well presented 4 bed Detached Villa situated in a popular residential area of Cumnock. The property comprises lounge, large dining kitchen, utility room, downstairs shower room/wc, 4 double bedrooms all with fitted wardrobes/cupboards, one with ensuite, family bathroom with overbath shower and also the added benefit of a log burner providing economical heating. Outside there are low maintenance gardens to the front, side and rear of the property as well as off street parking.

Energy Performance Rating is: B

Cumnock is located within the heart of rural Ayrshire and offers a range of amenities including supermarkets, local shops and schools, leisure centre and swimming pool, multi educational centre of Barony Campus, while the market town of Ayr lies approximately 16 miles distant and offers a wider range of amenities including excellent supermarket and retail shopping, transport and recreational facilities.

Lounge	16'4 x 13'0"
Dining Kitchen	25'7" X 12'2" at widest
Utility room	9'2" x 6'5" at widest
Shower Room/WC	9'3" x 6'2" at widest
Bedroom	13'0" x 12'7" at widest
Bedroom	11'11" x 9'2" at widest
Master Bedroom	12'5" x 16'11" at widest
En Suite	8'5" x 6'5" at widest
Bedroom	12'1" x 12'1"
Bathroom	8'5" x 6'6" at widest

Market Valuation

If we can assist you on the valuation of your own property our Property Manager will be happy to arrange an appointment suitable to yourself. This is a service provided free of charge and without obligation.

Offers

Offers are submitted in Scottish Legal Form to the selling agents D W Shaw
DX 556860

Viewing Arrangements

By appointment with D W Shaw,
DX566421

Contact Marion Wyllie



OFFICE DETAILS
3 The Square, Cumnock, KA18 1BG
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Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases they are taken with a digital/sonic measuring device. It should not be inferred that items visible in any photographs are necessarily for sale. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our Office immediately where we will endeavour to assist you in any way possible. Photographs have been taken with a wide angled lens