

# 3 BED DETACHED BUNGALOW + GARAGE + LAND

The Lodge, Blackwood Farm, near New Cumnock

Offers Over £172,000

Energy Performance Rating D







## DESCRIPTION

D W Shaw are delighted to present to the market this Detached Bungalow which offers accommodation comprising lounge, 3 bedrooms, fitted kitchen and shower room. There are gardens to the front, side and rear with parking to the front for several vehicles, a detached brick built garage and solar panels fitted to the rear roof slope. The property is ideally located just off the A76 only a few miles from the village of New Cumnock and in an elevated position with beautiful countryside views.

Energy Performance Rating is D:

The nearby village of New Cumnock offers a range of amenities including local shops, heated swimming pool, nursery and primary schooling. Supermarkets and the multi educational centre of Barony Campus can be found in the neighbouring town of Cumnock. New Cumnock also has both bus and rail links to major towns and cities.

|                 |                         |
|-----------------|-------------------------|
| Lounge          | 17'0" x 12'0" at widest |
| Front Vestibule | 4'2" x 3'0"             |
| Fitted Kitchen  | 13'6" x 11'0" at widest |
| Bedroom         | 11'11" x 10'0"          |
| Bedroom         | 14'0" x 12'0" at widest |
| Bedroom         | 10'3" x 10'2"           |
| Shower Room     | 6'5" x 6'7" 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, 3 The Square, Cumnock, KA18 1BG  
Fax 01290 428548 .DX 566421 Cumnock

### Viewing Arrangements

By appointment with D W Shaw,  
3 The Square,  
Cumnock KA18 1BG.

Contact Marion Wyllie on 01290 421484 or email  
[mwyllie@dwshaw.co.uk](mailto:mwyllie@dwshaw.co.uk)



**OFFICE DETAILS**  
**3 The Square, Cumnock, KA18 1BG**  
**Telephone: 0120 421484**  
**Email [mwyllie@dwshaw.co.uk](mailto:mwyllie@dwshaw.co.uk)**

**Disclaimer**

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