

**4 BED DETACHED CHALET VILLA +
CONSERVATORY + GARAGE**

12 Bank Avenue, Cumnock

Offers Over £210,000







DESCRIPTION

D W Shaw are delighted to present to the market this detached bungalow located in a quiet cul de sac in a popular residential area in Cumnock. The property comprises of 2 public rooms, 4 bedrooms, fitted kitchen, bathroom with both shower and bath and also a conservatory. There are easily maintained gardens to the front, a driveway to the side as well as a garage and well maintained gardens to the rear.

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 1	15'0" x 13'5"
Lounge 2	11'11" x 11'1"
Kitchen	11'10" x 9'10" at widest
Bedroom	13'6" x 11'6" at widest
Bedroom	13'7" x 9'6 at widest
Bedroom	16'7" x 9'6
Bedroom	8'11" x 7'0" at widest
Conservatory	11'0" x 9'10"
Bathroom	8'2" x 6'10" 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