

**2 BED DETACHED BUNGALOW + SUN ROOM
+ GARAGE**
116 Arran Drive, Auchinleck
Offers Over £165,000

Energy Performance Rating C







DESCRIPTION

DW Shaw are delighted to present to the market this 2 Bed Detached Bungalow which offers on the level accommodation comprising of entrance vestibule, hallway, open plan lounge/dining/fitted kitchen, sun room, 2 double bedrooms and shower room. The property has gardens to the front, sides and rear and also benefits from a garage and off-street parking suitable for several vehicles.

Energy Performance Rating is: C

The village of Auchinleck offers a range of amenities including supermarket shopping, nursery and primary schooling with further schooling at the nearby multi educational facility of Barony Campus. For the commuter, the A76 leads onto the A77 which then gives access to Glasgow and the central belt, while Auchinleck train station offers a regular service to the north & south.

Lounge area	21'4" x 11'10" at widest
Kitchen area	11'7" x 11'5" at widest
Dining area	10'11" x 9'11"
Sun Room	9'8" x 8'1" at widest
Bedroom	11'10" 11'7" at widest
Bedroom	11'7" x 11'6" at widest
Shower Room	5'9" x 5'7" 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 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



OFFICE DETAILS
3 The Square, Cumnock, KA18 1BG
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Email mwyllie@dwshaw.co.uk

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