



48 Dalgleish Avenue Cumnock

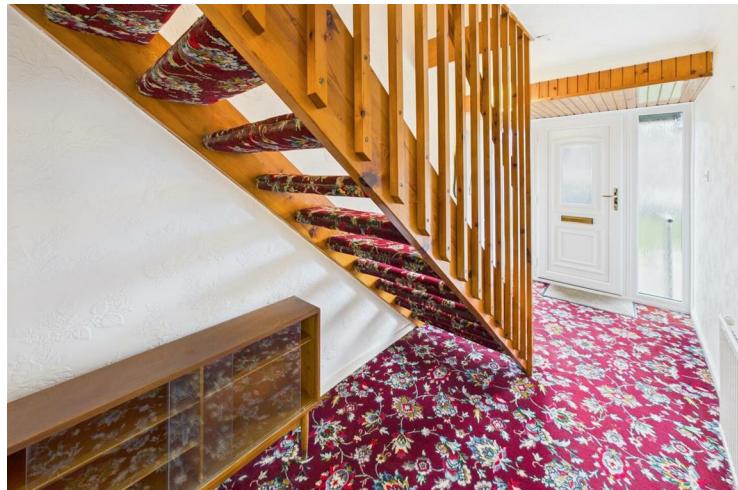
**£64,995
Freehold**

We are proud to bring to market 48 Dalgleish Avenue, Cumnock, this delightful house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room offers a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a good-sized kitchen, which is ideal for those who enjoy cooking and gathering with family. The property is well-maintained, ensuring that you can move in with ease and comfort. Additionally, the double-glazed windows enhance energy efficiency and contribute to a peaceful living environment.

One of the standout features of this home is the south-facing garden, which allows for plenty of natural light and is perfect for outdoor activities or simply enjoying the sunshine. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who appreciate a tranquil retreat.

Overall, this property on Dalgleish Avenue is a fantastic choice for anyone looking to enter the housing market. With its appealing features and prime location, it is sure to attract interest from prospective buyers. Do not miss the chance to make this lovely house your new home.



- Proud to present to market • Double glazed for comfort • Good size kitchen space • Two good sized double bedrooms



- South facing sunny garden
- Well maintained property
- Ideal for first time buyers
- Located on Dalgleish Avenue
- Close to local amenities
- Viewing highly recommended





Approximate total area⁽¹⁾

74.5 m²

802 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	76	82
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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