



51 Avisyard Avenue Cumnock

£84,995
Freehold

Welcome to this exceptional terraced house on Avisyard Avenue, Cumnock offers a delightful blend of modern comfort and classic appeal. The property has been thoughtfully updated to meet contemporary standards while retaining its character.

Spanning an impressive 732 square feet, this home features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space. The spacious living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is equipped with all the essentials, ensuring that cooking and dining experiences are both enjoyable and efficient.

The property boasts a newly fitted bathroom, designed with modern fixtures and a stylish finish, enhancing the overall appeal of the home. Recently roughcasted, the exterior presents a fresh and inviting look, complemented by a good outlook that adds to the charm of the residence.

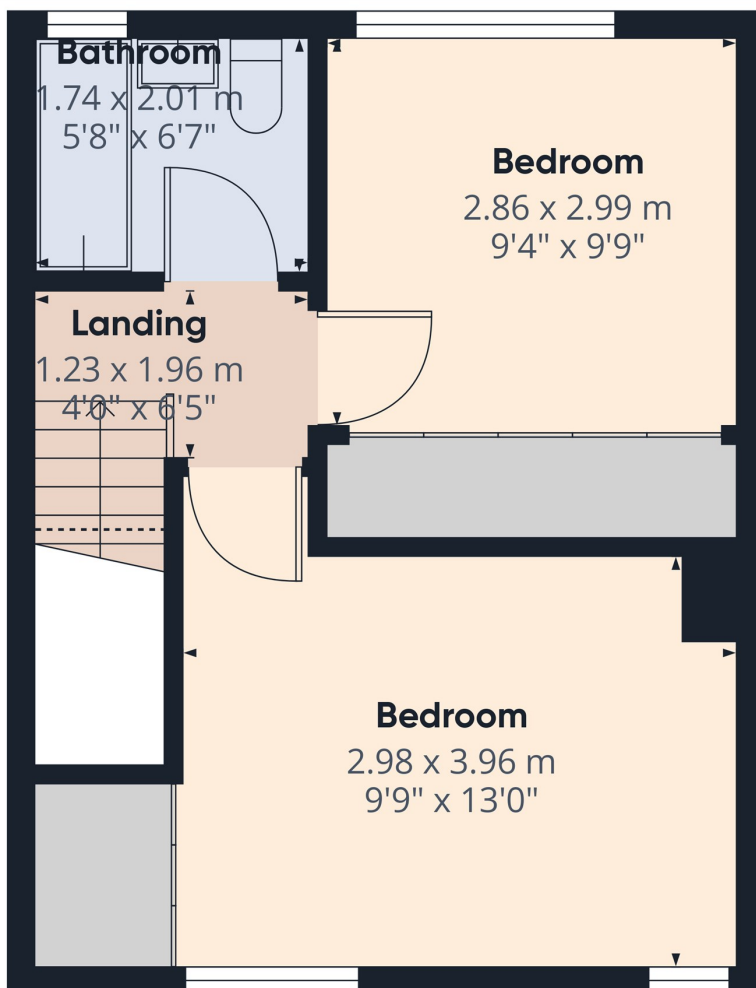


- Modern kitchen, sleek design • Spacious living room area • Newly updated modern bathroom • Two double bedrooms



- Private rear garden space • Driveway for easy parking • Double glazing throughout • Popular Cumnock location • Viewing highly recommended





Floor 1



Approximate total area⁽¹⁾

29.9 m²
322 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		72	79
<i>Not energy efficient - higher running costs</i>			

Scotland

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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