

# 2 BEDROOM MID TERRACE BUNGALOW

13 Nithsdale Avenue, New Cumnock

Offers Over £92,000

Energy Performance Rating c











## DESCRIPTION

D W Shaw are pleased to bring to the market this appealing mid-terrace bungalow. The property has been thoughtfully designed for comfortable, accessible living, comprising of a fitted kitchen comfortable lounge, 2 double bedrooms and a bathroom featuring a walk-in bath with a shower over Externally, the home benefits from low-maintenance gardens at both the front and the rear, making upkeep simple. The bungalow is conveniently situated within easy reach of local village amenities.

Energy Performance Rating is: C

The village of New Cumnock offers a range of amenities, shops, 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.

### Room Sizes:

Lounge - 17'9 10'10"

Kitchen - 9'10" 7'8"

Bedroom - 11'4" 9'3"

Bedroom - 11'5 x 9'3"

Bathroom - 5'8" 7'9"

### 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 Stefany Biernat on 01290 421484 or email  
[sbiernat@dwshaw.co.uk](mailto:sbiernat@dwshaw.co.uk)



OFFICE DETAILS  
3 The Square, Cumnock, KA18 1BG  
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