



6 Coila Place Cumnock

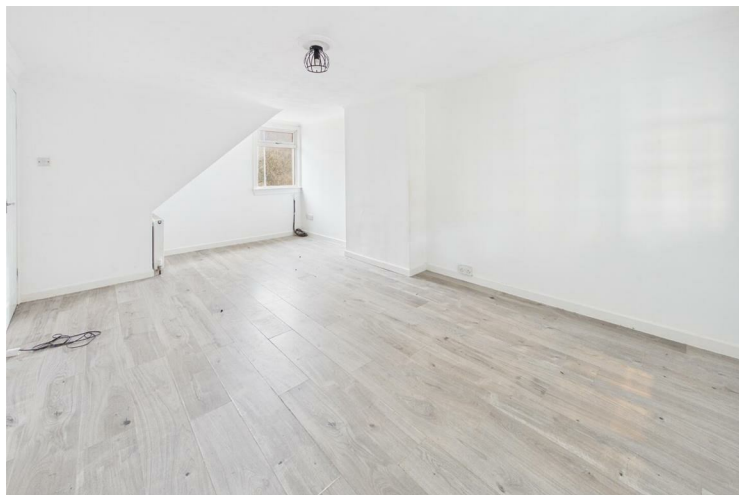
£70,000
Freehold

Welcome to number 6 Coila Place, a well presented semi-detached house located in the heart of Cumnock. This extended property boasts a generous living space of 845 square feet, making it an ideal family home. As you enter, you will find a good-sized living room that is perfect for relaxation and entertaining guests. The house features two reception rooms, providing ample space for both formal and informal gatherings.

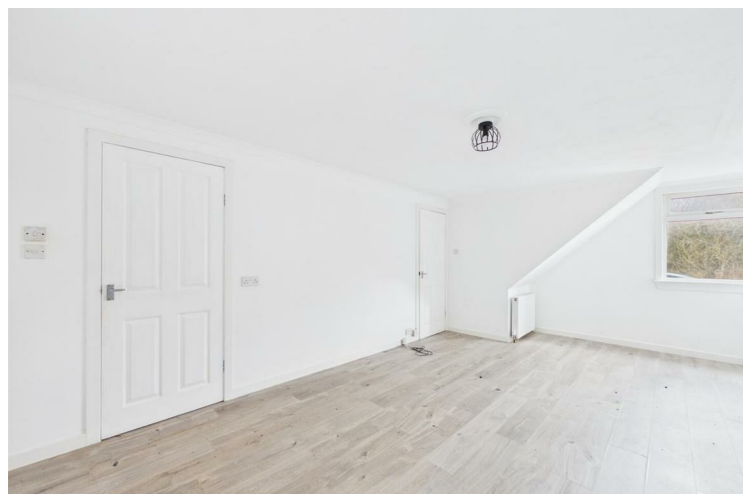
The property comprises three well-proportioned bedrooms, offering comfortable accommodation for family members or guests. The south facing garden is a delightful feature, allowing for plenty of natural light and creating a warm, inviting outdoor space for gardening or enjoying sunny afternoons.

The house is double glazed throughout, ensuring a cosy atmosphere while also contributing to energy efficiency. The single bathroom is conveniently located, catering to the needs of the household.

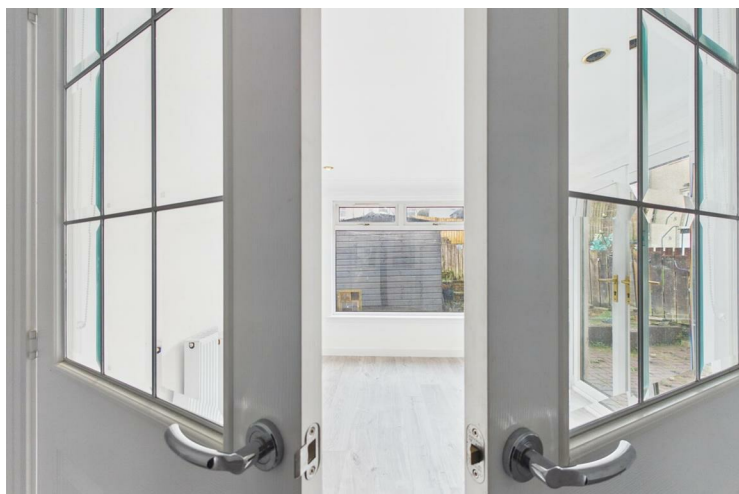
Situated in a peaceful neighbourhood, number 6 Coila Place is well-connected to local amenities, schools, and parks, making it a perfect choice for families or those seeking a tranquil lifestyle. This property presents a wonderful opportunity to create lasting memories in a lovely home. Do not miss the chance to make this delightful residence your own.



- Welcome to 6 Coila Place • Extended semi-detached house • Double glazed throughout • Good size living room



- Three spacious bedrooms • South facing private garden • Located in Cumnock • Viewing highly recommended • <https://my.giraffe360.com/3dflp/gw0owa4/lst>



Approximate total area⁽¹⁾

34.9 m²
375 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.

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Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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