



31 Roseburn Drive Cumnock

£159,500
Freehold

We are extremely proud to present this charming detached house in one of the most sought after areas of Cumnock, the property offers a perfect blend of modern living and comfort. Spanning an impressive 1066 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will be greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The current owners have undertaken a full interior renovation, ensuring that the home is presented in immaculate condition with contemporary finishes throughout.

The heart of the home is undoubtedly the modern kitchen, which has been thoughtfully designed to cater to all your culinary needs. It flows seamlessly into the living areas, creating an open and airy feel. The bathroom has also been tastefully updated, providing a stylish and functional space for daily routines.

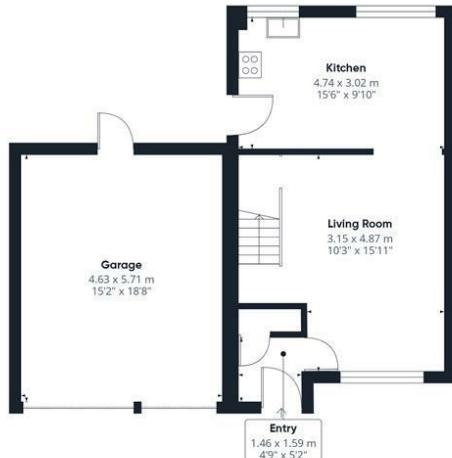


- Large corner plot • Sought after location • Double glazing • New wiring throughout • Double garage and driveway



- Viewing recommended • New kitchen and bathroom 2023 • Full renovation • Detached house with garden • Three spacious bedrooms





Floor 0

Approximate total area⁽¹⁾

99 m²
1066 ft²



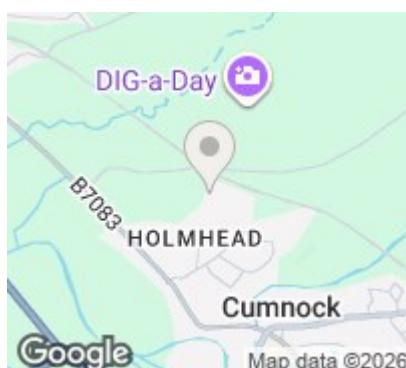
Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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