



**69 Barbieston Road**  
**Cumnock**

**£74,995**  
**Freehold**

**\*\*Closing date set for 12 midday on the 13th of March\*\***We are proud to bring to market this well-maintained and well presented family home located on Barbieston Road in Auchinleck. This delightful home features three spacious bedrooms, making it an ideal choice for families or those seeking extra room for guests or a home office.

The property boasts a comfortable reception room, which opens onto a delightful balcony, perfect for enjoying the fresh air and views. The lounge is designed to be a welcoming space for relaxation and social gatherings. The house is equipped with double glazing throughout, ensuring warmth and energy efficiency.

The well-appointed bathroom caters to the needs of the household, while the gas central heating system provides a cosy atmosphere during the colder months. Ample storage options are available, allowing for a clutter-free living environment.



- SOLD AT CLOSING • 1 modern bathroom • Lounge opens to balcony • Gas central heating • Double glazed windows



- South-facing garden
- Large driveway and garage
- Private rear garden
- Ex-local authority house
- Viewing recommended



Approximate total area<sup>(1)</sup>  
34.8 m<sup>2</sup>  
374 ft<sup>2</sup>

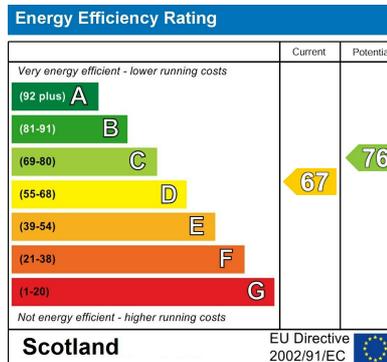
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1 Building 1



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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