



## 16 The Old School Yard Cumnock

£165,000  
Freehold

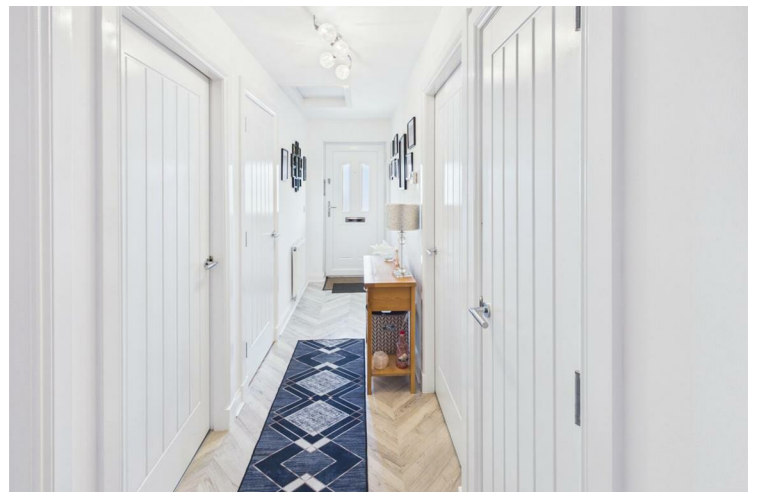
Welcome to the charming cul-de-sac of The Old School Yard in Auchinleck, this delightful bungalow offers a perfect blend of modern living and comfort. Built in 2020, this contemporary property spans an impressive 775 square feet and boasts a well-thought-out design that is both stylish and functional.

Upon entering, you are welcomed into a cosy reception room that radiates warmth and light, creating an inviting atmosphere for relaxation or entertaining guests. The bungalow features two spacious double bedrooms, providing ample space for rest and privacy. The modern kitchen is equipped with contemporary fittings and integrated appliances, making it a joy for any home cook, while the bathroom is equally well-appointed, ensuring convenience and comfort.

One of the standout features of this property is its energy efficiency, thanks to the installed solar panels and gas central heating, which contribute to lower energy bills and a reduced carbon footprint. The private driveway offers convenient off-street parking, while the large rear garden presents an excellent opportunity for outdoor enjoyment, whether it be gardening, entertaining, or simply soaking up the




- Modern Build • Solar Panels • Large Garden • Mono Block Private Driveway • Viewing Highly recommended



- Contemporary Bathroom
- Quiet location
- Spacious 2-bedroom bungalow
- Close to local amenities
- Warm, inviting interior design





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