



110 Barrhill Road, Cumnock KA18 1PU
Offers Over £155,000





Fabulous opportunity to purchase this deceptively very spacious well presented semi detached family home within a popular and highly sought after residential area.

Maintained and much improved by the current owner this family home has accommodation over two levels comprising on the lower level a large L shaped reception hall providing access to the bay windowed lounge, bay windowed dining room enjoying super open views to the rear, a good sized double bedroom, kitchen accessing the rear gardens and a wet room. Stairs allow access to the upper floor and provide under stair storage.

On the upper landing there is access to the two spacious double bedrooms both to the front, a large family bathroom and large box room.

Features of this property include gas central heating, double glazing through out and private garden grounds to the both the front and rear, within the rear garden there is a particularly large parking area. A notable feature is the outside storage and potential for development below the property.

The property is found within the village of Cumnock which itself offers an extensive selection of amenities with supermarket shopping available in the nearby village of Auchinleck. For more extensive shopping Ayr is easily accessible and offers a wide selection of High Street names. Public transport facilities include regular bus services with frequent rail travel from Auchinleck Railway Station. There are good road links providing access to both Ayr and the A77/M77 Motorway. Schooling is also available locally at both primary and secondary levels.

Internal viewing is essential to fully appreciate the potential this fabulous home offers.

DIMENSIONS

Lounge	14'8" x 13'11"
Kitchen	12'9" x 7'10"
Dining room	14'5" x 11'9"
Bedroom one	12'9" x 13'11"
Bedroom two	13'9" x 14'3"
Bedroom three	12'0" x 14'3"
Bath room	10'4" x 8'9"
Box room	11'0" x 9'0"
Wet room	8'0" x 5'2"

ENERGY RATING

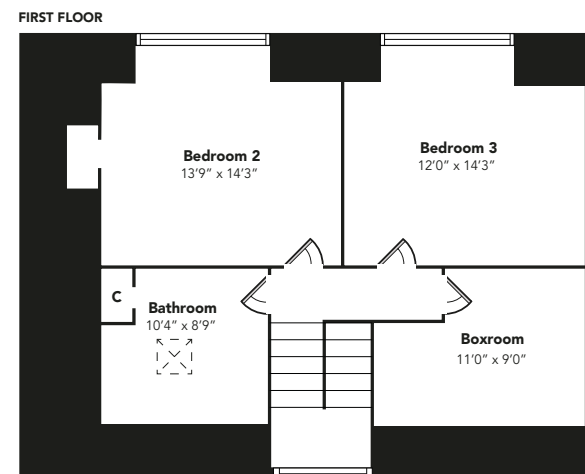
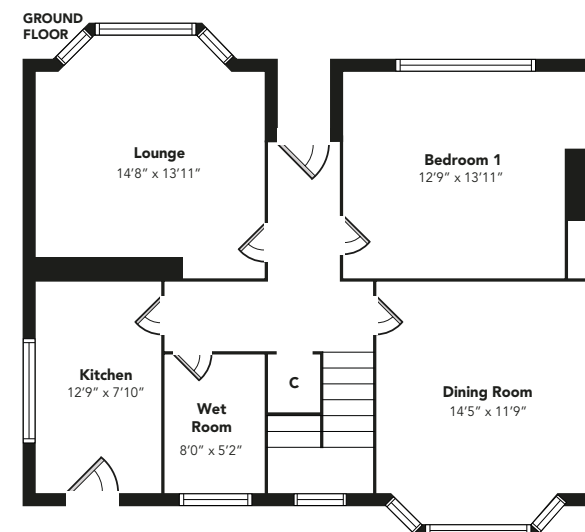
C

FEATURES

Well presented throughout.
Two public rooms
Fabulous open outlook to the rear
Large gardens
Viewing essential

COUNCIL TAX

Band B



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

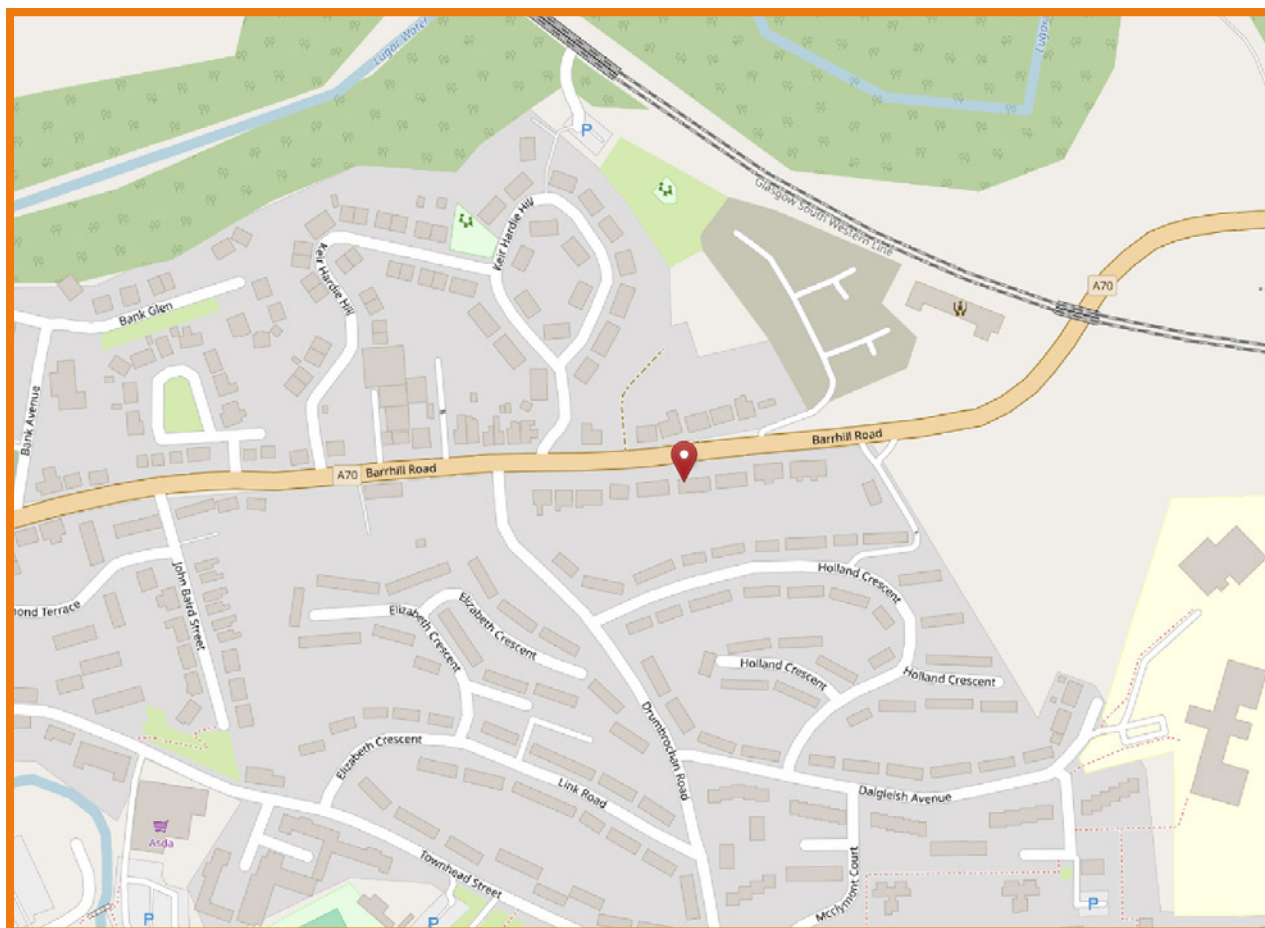
On entering Cumnock from the A76 on Ayr Road continue to roundabout bearing left onto New Bridge Street, and continue onto Barrhill Road, the property sits on the right hand side.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137

Email. property@barnettslaw.co.uk

Website: www.barnettslaw.co.uk