



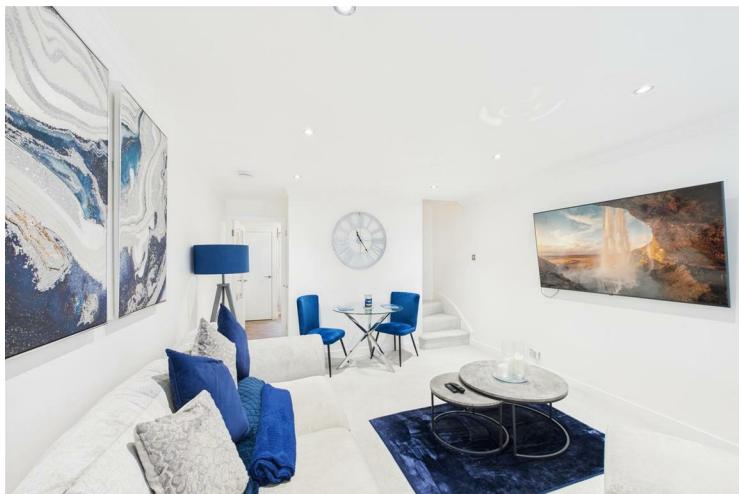
57 Bute Road Cumnock

£105,500
Freehold

We are honoured to present this charming house located on Bute Road in the heart of Cumnock. This delightful property is extremely well presented, it boasts a well-thought-out layout, featuring one reception room and two comfortable bedrooms, making it an ideal choice for small families or couples seeking a cosy home.

Spanning 678 square feet, this house has been meticulously maintained and is extremely well presented. Built in 1980, it has undergone significant improvements, including rewiring in 2022, the installation of new radiators, and the fitting of new internal and external doors and double glazed windows. The property also benefits from fresh plastering, skirtings, and tasteful decoration throughout, ensuring a modern and inviting atmosphere.

Situated in a popular location, this home offers convenient access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to own a well-appointed home in a desirable area. We invite you to explore the potential of this lovely house and envision your future here.



- Driveway
- Beautiful, much-loved home.
- Re-wired in 2022.
- New radiators installed.
- New internal and external doors.



- New plastering and decoration.
- Extremely well presented.
- Popular Bute Road location.
- Private rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	67	80
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

Cumnock
38 Townhead Street
Cumnock
East Ayrshire
KA18 1LD

01290 421981
info@myoakhouse.co.uk
www.myoakhouse.co.uk

