

3 BEDROOM END OF TERRACE VILLA

40 Mason Avenue, New Cumnock

Offers Over £82,500

Energy Performance Rating c







DESCRIPTION

D W Shaw is pleased to present this impressive three-bedroom end-terraced that offers a rare combination of village convenience riverside setting. The home sits on a substantial plot with a large rear garden where the Afton Water flows along the boundary, creating a unique and peaceful backdrop. Practical exterior features include a private driveway and a garage. Inside, the ground floor comprises a bright lounge, a functional kitchen, and a separate utility room. The upper level provides three well-proportioned bedrooms and a modern wet room. Positioned just a short walk from the local park and amenities, this property is an ideal choice for families seeking a spacious home with character.

Energy Performance Rating is C

The village of New Cumnock offers a range of amenities, shops, swimming pool, nursery and primary schooling. Supermarkets and the multi educational centre of Barony Campus can be found in the neighbouring town of Cumnock. New Cumnock also has both bus and rail links to major towns and cities.

Room Sizes:

Lounge – 18'6" x 10'10"

Kitchen – 12'7" x 10'7"

Utility Room: 7'6" x 6'3"

Bedroom – 12'7" x 9'6"

Bedroom – 10'10" x 9'1"

Bedroom – 8'10" x 7'10"

Wet Room- 6'4" x 5'4"

Market Valuation

If we can assist you on the valuation of your own property our Property Manager will be happy to arrange an appointment suitable to yourself. This is a service provided free of charge and without obligation.

Offers

Offers are submitted in Scottish Legal Form to the selling agents D W Shaw, 3 The Square, Cumnock, KA18 1BG Fax 01290 428548. DX 566421 Cumnock

Viewing Arrangements

By appointment with D W Shaw,
3 The Square,
Cumnock KA18 1BG.

Contact Stefany Biernat on 01290 421484 or email sbiernat@dwshaw.co.uk



OFFICE DETAILS
3 The Square, Cumnock, KA18 1BG
Telephone: 0120 421484
Email sbiernat@dwshaw.co.uk

Disclaimer

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