



**49 Auchinleck Road  
Cumnock**

**£80,000**

Located on Auchinleck Road in the charming town of Cumnock, this seldom available house presents a unique opportunity for those looking to create their dream home. With two bedrooms, this property is perfect for small families, couples, or individuals seeking a project to make their own.

Although the house is in need of modernisation and refurbishment, it offers a blank canvas for imaginative buyers to transform it into a contemporary living space that reflects their personal style. The main road position ensures easy access to local amenities, making daily life convenient and enjoyable.

Cumnock is known for its friendly community and picturesque surroundings, providing a delightful backdrop for your new home. With shops, schools, and parks nearby, this location is ideal for those who appreciate both comfort and accessibility.

This property is a rare find in the current market, and with a little vision and effort, it could become a truly wonderful residence. If you are ready to embark on a renovation journey, this house on Auchinleck Road could be the perfect opportunity for you.




- 2 bedrooms, ideal for couples
- Main road position, easy access
- Close to local amenities
- House with private rear garden



- Includes a useful cellar
- Double glazing throughout
- Seldom available opportunity
- In need of modernisation





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	37	
(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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