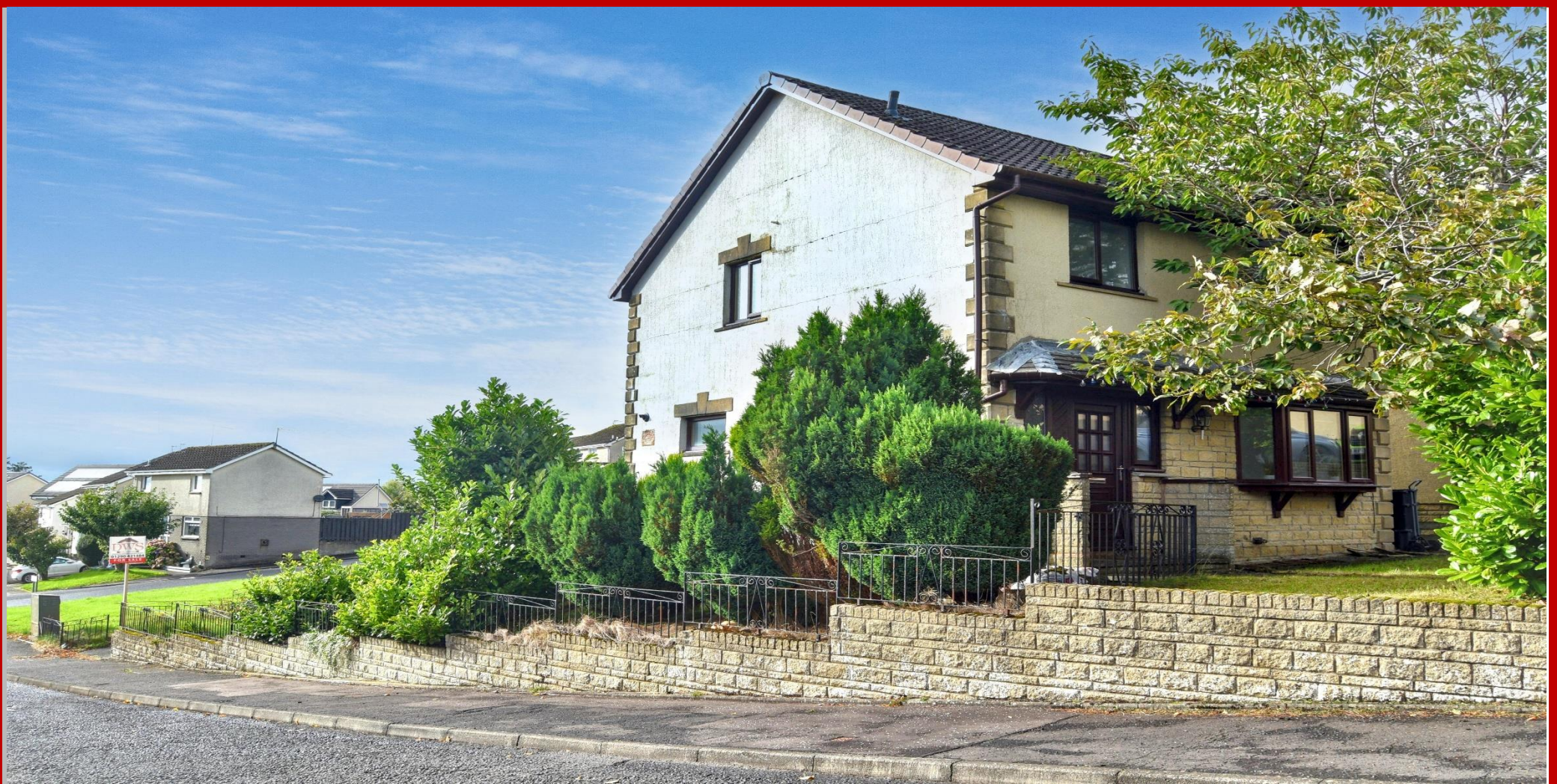


2 BED DETACHED VILLA + GARAGE
1 Stepend Road, Cumnock
Offers Over £165,000

Energy Performance Rating C







DESCRIPTION

DW Shaw is proud to present this three-bedroom detached villa arranged over two floors. The ground floor layout comprises a welcoming hallway, a bright living room, a formal dining room, a separate kitchen, and a guest WC. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with a private en suite shower room, and a central family bathroom. Externally, the property features low-maintenance gardens secured by boundary walls, along with a detached single-car garage for parking and storage.

EPC C

Cumnock is located within the heart of rural Ayrshire and offers a range of amenities including supermarkets, local shops and schools, leisure centre and swimming pool, multi educational centre of Barony Campus, while the market town of Ayr lies approximately 16 miles distant and offers a wider range of amenities including excellent supermarket and retail shopping, transport and recreational facilities.

Entrance Hallway: 7'5" x 6'2"

Lounge: 13'6" x 10'5"

Dining Room: 10'4" x 8'1"

Kitchen: 14'7" x 9'0"

Bedroom: 11'8" x 10'11"

On Suite: 8'8" x 6'10"

Bedroom: 10'9" x 9'7"

Bedroom: 8'7" x 6'7"

Bathroom: 7'3" x 5'2"

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
DX 556860

Viewing Arrangements

By appointment with D W Shaw,
DX566421

Contact Stefany Biernat



OFFICE DETAILS
3 The Square, Cumnock, KA18 1BG
Telephone: 01290 421484
Email sbiernat@dwshaw.co.uk



Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases they are taken with a digital/sonic measuring device. It should not be inferred that items visible in any photographs are necessarily for sale. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our Office immediately where we will endeavour to assist you in any way possible. Photographs have been taken with a wide angled lens