



## 19 Wylie Crescent Cumnock

**£600 Per**

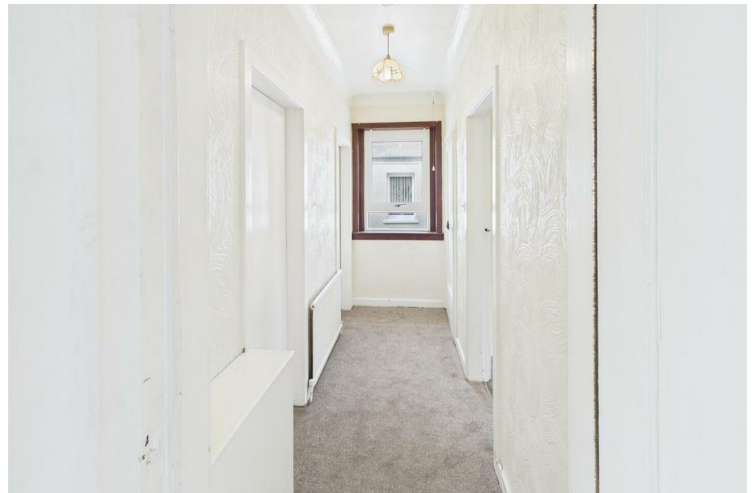
Welcome to this charming upper flat located on Wylie Crescent in the delightful town of Cumnock. This property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

Spanning an impressive 67 square feet, the flat has been thoughtfully designed to maximise comfort and functionality. The interior has been freshly decorated and features new carpets throughout, providing a clean and inviting atmosphere for its new occupants. The double-glazed windows ensure a peaceful living environment, keeping noise at bay while also enhancing energy efficiency.

Situated in a popular location, this flat is conveniently close to a variety of local amenities, including shops, cafes, and parks, making daily life both easy and enjoyable. Whether you are looking to explore the vibrant community or simply relax in your new home, this property offers the perfect balance of convenience and comfort.

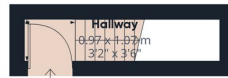


- 2 bedrooms • Freshly decorated flat • New carpets throughout • Double glazed windows • Unfurnished for personal touch

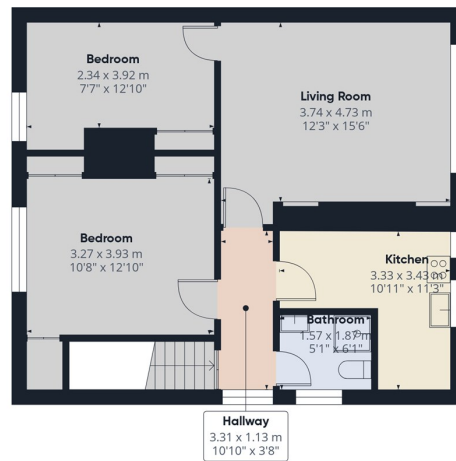


- Upper flat with views • Popular Cumnock location • Close to local amenities • Ideal for commuters • Viewing recommended





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
62.8 m<sup>2</sup>  
674 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+)                                       | 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 |                         |           |
|                                             | 68                      | 79        |
| Scotland                                    | 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