

**3 BED MID TERRACE VILLA**  
89 Holland Crescent, Cumnock  
**Offers Over £75,000**

Energy Performance Rating C







## DESCRIPTION

DW Shaw is proud to present this impressive family home featuring a unique dual-front entrance for maximum convenience. The main door leads into a bright, generous lounge and a fully fitted kitchen with handy storage. The second door opens into a practical utility/boot room that connects directly to the kitchen. Upstairs, a large landing leads to a family bathroom and three spacious bedrooms, including a principal room with sleek sliding glass wardrobes. Outside, the extensive private garden boasts a slabbed patio for entertaining alongside a green lawn for drying laundry.

Energy Performance Rating C

Cumnock is located within the heart of rural Ayrshire and offers a range of amenities including local shops, supermarkets, swimming pool, leisure centre and the multi educational centre of the 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.

### Room Sizes:

Lounge: 10'10" x 18'5"  
Utility Room: 6'1" x 7'3"  
Kitchen: 12'4" x 10'8"  
Bedroom: 9'5" x 12'8"  
Bedroom: 10'10" x 9'1"  
Bedroom: 7'11" x 8'11"  
Bathroom: 6'3" 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](mailto:sbiernat@dwshaw.co.uk)



**OFFICE DETAILS**  
**3 The Square, Cumnock, KA18 1BG**  
**Telephone: 01290 421484**  
**Email [sbiernat@dwshaw.co.uk](mailto:sbiernat@dwshaw.co.uk)**

**Disclaimer**

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