

**2 BED MID TERRACE VILLA**  
4 McClymont Court, Cumnock  
**Fixed Price £65,000.**

Energy Performance Rating D







## DESCRIPTION

DW Shaw is proud to present this charming two-bedroom mid-terrace villa in a sought-after Cumnock location, perfect for first-time buyers or families. The interior features a **bright, spacious lounge** with patio doors, a well-appointed kitchen-diner, two generous double bedrooms with built-in storage, and a tiled family bathroom. Externally, the property offers **low maintenance paved gardens** and ample communal parking, all situated within easy walking distance of local amenities.

Energy Performance Rating is D



Cumnock is located in rural Ayrshire, providing various local amenities such as shops, supermarkets, a sports centre, swimming pool, and schools. The larger market town of Ayr, offering a broader selection of amenities including extensive retail and supermarket shopping, transport links, and recreational facilities, is approximately 16 miles away.

Lounge 15'6" x 11'11"  
Kitchen 14'4" x 8'11"  
Bedroom 15'10" x 9'0"  
Bedroom 14'4" x 9'5"  
Bathroom 5'8" 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

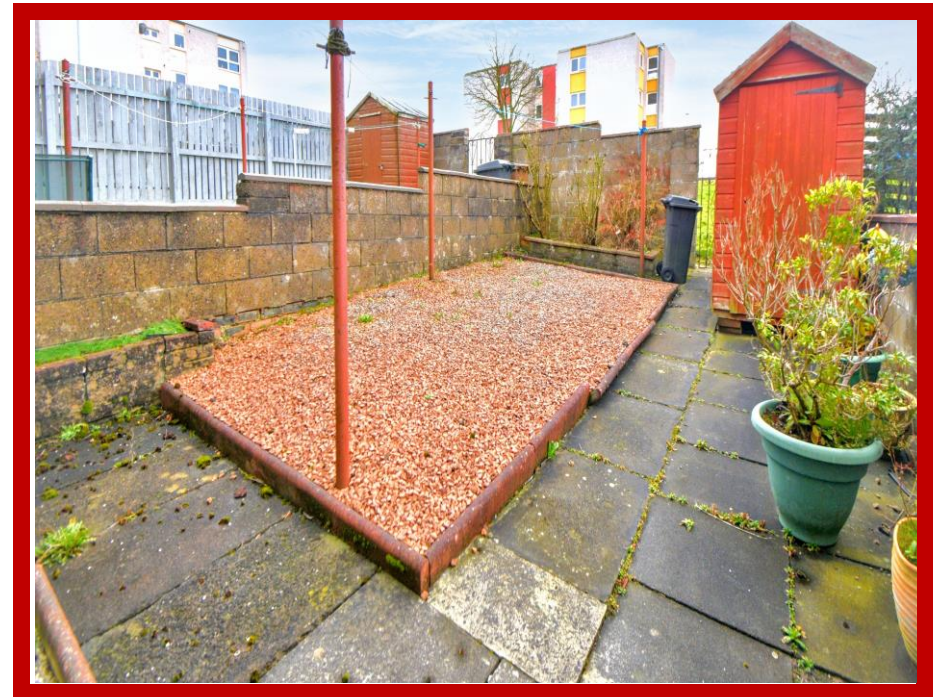
Offers are submitted in Scottish Legal Form to the selling agents D W Shaw  
DX 556860

### Viewing Arrangements

By appointment with D W Shaw,  
01290 421484

Contact: Stefany Biernat





**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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