

**3 BED MID TERRACE VILLA**  
17 Menzies Avenue, Cumnock  
**Offers Over £72,000.**

Energy Performance Rating C







## DESCRIPTION

D W Shaw are delighted to present to the market 3 bed Mid Terrace Villa situated in a popular residential area of Cumnock and within walking distance of the town centre and schools, this Mid Terrace Villa offers spacious accommodation comprising of lounge, fitted kitchen, downstairs family bathroom and upstairs 3 double bedrooms. The property has gardens to the front and rear with off street parking.

Energy Performance Rating is C

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.

### 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

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.