

2 BED MID TERRACE VILLA
4 McClymont Court, Cumnock
Offers Over £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

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