



32 Lochview

New Cumnock
Cumnock, KA18 4DL
P.O.A.

GREIG
Residential



Lochview

New Cumnock, Cumnock, KA18 4DL

Proudly presented to the market is this two bedroom upper flat located in the northern periphery of New Cumnock. Boasting spacious accommodation and having been lovingly maintained this home is sure to appeal to a wide range of buyers. Situated within a semi rural location with panoramic open outlooks of the rolling Ayrshire countryside to the rear whilst still maintaining ease of access to all local amenities, schooling and New Cumnock train station which services Kilmarnock, Glasgow and Carlisle to the south this property is sure to impress all who view.





Hallway

4.12m x 1.00m (13' 6" x 3' 3") Accessed via an outer wooden door, the carpeted staircase leads to the upper hall featuring soft decor, ceiling coving, fitted carpet, convenient storage cupboard and gives access to all apartments.

Livingroom

4.80m x 4.08m (15' 9" x 13' 5") Generous main apartment featuring soft neutral decor, ceiling coving, fitted carpet, electric fireplace, door access to the kitchen and double glazed window to the front.

Kitchen

3.55m x 3.02m (11' 8" x 9' 11") Fitted kitchen offering an array of base and wall units, grey speckle work surface, space for cooker, washing machine, under counter fridge and freezer, stainless steel sink and drainer, soft decor, ceiling coving, carpeted floor, space for a small dining table and chairs, and double glazed window to the rear offering open outlooks.

Bedroom One

3.61m x 4.22m (11' 10" x 13' 10") Double bedroom featuring soft neutral decor, ceiling coving, fitted carpet, storage cupboard and double glazed window to the front.

Bedroom Two

2.72m x 4.22m (8' 11" x 13' 10") Second double sized bedroom featuring neutral decor with feature wall, fitted carpet, storage cupboard and double glazed window offering open outlooks to the rear.



Bathroom

1.79m x 1.85m (5' 10" x 6' 1") Three piece fitted shower room comprising WC, wash hand basin with vanity storage, mains shower cubicle with wet wall finish, half height tiles to the wall with wet wall finish above, opaque double glazed window to the rear.

Externel

Further benefitting this property is off street parking with a drive way to side and the lovingly maintained rear garden offers two manicured lawn areas, one bordered by mature shrubbery, the other bordered by a fence and providing expansive open outlooks over the New Cumnock countryside.

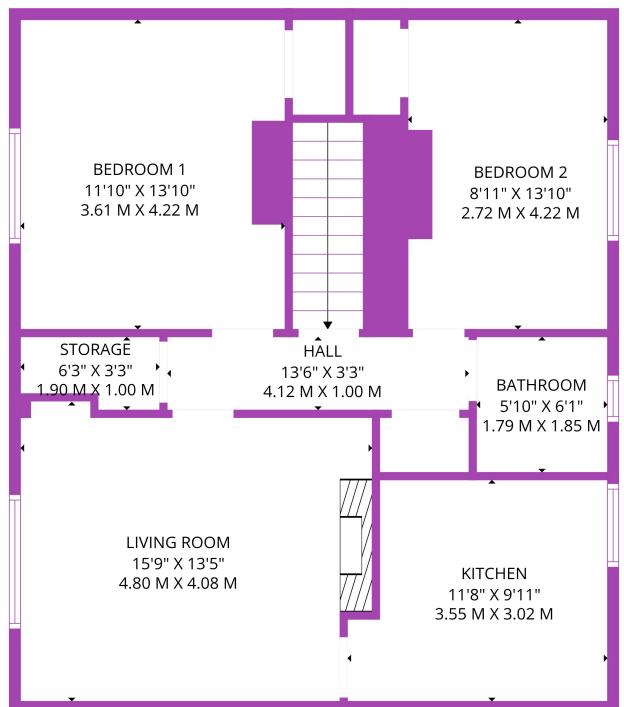
Council Tax Band

Band A

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX. IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

GREIG
Residential



TOTAL: 783 sq. ft, 73 m²
Ground floor: 783 sq. ft, 73 m²
EXCLUDED AREAS: STORAGE: 18 sq. ft, 2 m², WALLS: 57 sq. ft, 5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk