



1 Harperbank Grove
Cumnock, KA18 1EN
P.O.A.

GREIG
Residential



Harperbank Grove

Cumnock, KA18 1EN

Set within an exclusive modern development, this impressive two bedroom semi detached villa enjoys a highly convenient location close to local amenities, transport links, and schools. The property offers generous accommodation across two levels, finished in a stylish contemporary design with high quality fixtures and fittings throughout. Outside, the home is enhanced by beautifully landscaped gardens, a versatile "man cave," and ample off street parking. Perfectly suited to modern living, this property is likely to appeal to a wide range of buyers, from first-time purchasers to those looking to downsize.





Hallway

1.56m x 1.58m (5' 1" x 5' 2") Access is given via a welcoming entrance hallway offering neutral decor and vinyl flooring. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

Lounge/Dining Room

3.62m x 4.27m (11' 11" x 14' 0") 2.36m x 3.94m (7' 9" x 12' 11") Generously proportioned main apartment boasting a modern open plan layout to the dining room, contemporary decor, plentiful space for free standing furniture, fitted carpet with vinyl flooring at the dining area and dual aspect double glazed windows to the front and rear. Door access is given to the kitchen.

Kitchen

2.17m x 3.84m (7' 1" x 12' 7") Modern fully fitted kitchen complete with cream high gloss wall and base units providing ample storage with contrasting walnut effect worktop surfaces, plumbing and space for a range style double oven with gas hob and hood, integrated appliances including fridge freezer and a washing machine. Contemporary styling with neutral decor, tiled splash back and vinyl flooring. Door to rear gardens and double glazed window to the rear.

Bedroom One

3.62m x 3.24m (11' 11" x 10' 8") The master bedroom is an impressive double offering crisp white decor, fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the front.

Bedroom Two

2.36m x 3.97m (7' 9" x 13' 0") A spacious double bedroom with modern neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the rear.

Bathroom

2.17m x 2.09m (7' 1" x 6' 10") Completing the accommodation is the stylish family bathroom comprising of a wash hand basin, wc, bath with overhead shower, neutral decor with contemporary tiling, tiled flooring and a double glazed window to the rear.

Externally

The property features generous private gardens to both the front and rear. The front garden offers a spacious, well maintained lawn alongside a large mono blocked driveway, providing ample off street parking.

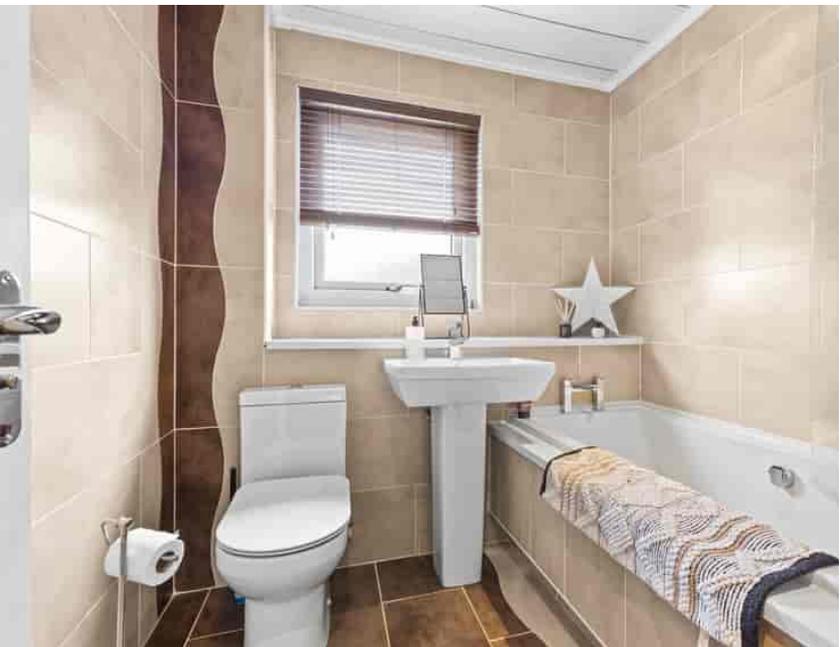
To the rear, there is an expansive lawn, a paved drying area, and an impressive man cave. A combination of patio and decking creates an ideal space for al fresco dining and outdoor entertaining.

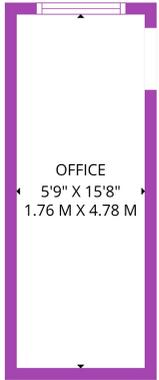
Council Tax Band

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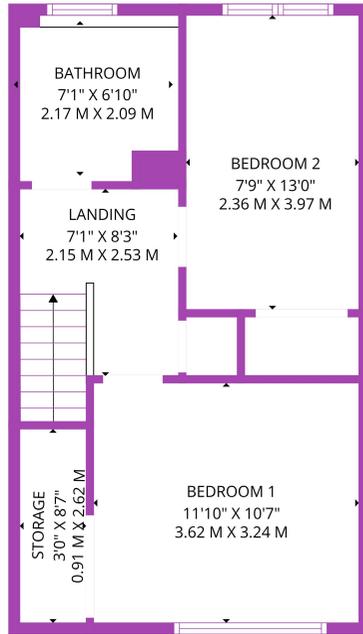
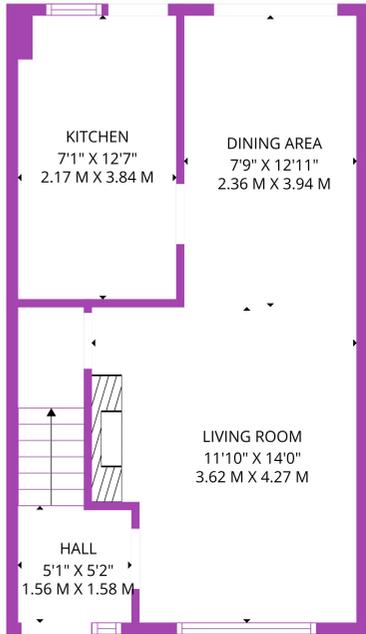
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