



48 Bute Road  
Cumnock, KA18 1BE  
P.O.A.

**GREIG**  
*Residential*



## Bute Road

Cumnock, KA18 1BE

Proudly presenting this stunning, highly upgraded modern four bedroom detached villa located in the sought after Holmhead area on the outskirts of Cumnock, positioned close to popular schooling. This impressive family home has been lovingly maintained boasting a newly fitted kitchen and master en suite, with modern fixtures & fittings throughout. Low maintenance gardens, integral garage & driveway, this is sure to impress all who view.





#### Hallway

4.84m x 1.95m (15' 11" x 6' 5") With access via the outer composite door, the welcoming entrance hallway offers contemporary grey decor and laminate flooring, door access to lounge, kitchen/diner and garage. Carpeted staircase leading to the upper level.

#### Formal Lounge

4.81m x 3.27m (15' 9" x 10' 9") The formal lounge is a generously proportioned main apartment complete with tasteful neutral decor and laminate flooring, ceiling coving, double glazed window to the front and double door leading into the dining room. Plentiful space for freestanding furniture.

#### Dining Room

3.00m x 2.85m (9' 10" x 9' 4") Spacious dining room offering fresh white decor, laminate flooring, ceiling coving and double glazed window to the rear. Door access to kitchen and double doors leading into the lounge.

#### Kitchen/Diner

4.94m x 3.21m (16' 2" x 10' 6") Impressive newly fitted dining sized 'Wren' kitchen offering a selection of modern grey gloss handle-less wall and base storage units with stylish copper trim and splashback, marble effect quartz work surfaces. Integrated appliances including induction hob, double oven/microwave, hood, washing machine, dishwasher and fridge/freezer. Ceiling spotlights, neutral decor, laminate flooring, breakfast bar seating area, double glazed window to the rear and double glazed French doors leading out into the rear gardens. Ample space for dining furniture.

#### Bedroom One

4.38m x 3.07m (14' 4" x 10' 1") On the upper level the master bedroom is a sizeable double offering fresh decor, fitted carpet, fitted wardrobes providing storage space and double glazed window to the rear overlooking the gardens. Door access to en suite.

#### Master En Suite

2.73m x 1.54m (8' 11" x 5' 1") Striking newly fitted three piece master en suite comprising of wash hand basin with vanity storage, wc and double walk in shower with stylish glazed screen. LED mirror, ceiling spotlights, feature heated towel rail, marble effect wet wall, vinyl flooring and double glazed opaque window to the side.

#### Bedroom Two

3.39m x 3.14m (11' 1" x 10' 4") The second double bedroom is front facing with a double glazed window, neutral decor, fitted carpet and triple door fitted wardrobes.

#### Bedroom Three

3.49m x 3.07m (11' 5" x 10' 1") Bedroom three is a generous double with contemporary children's decor, fitted carpet, fitted wardrobes providing storage and double glazed window to the rear.

#### Bedroom Four

2.83m x 2.51m (9' 3" x 8' 3") Front facing bedroom complete with neutral decor, fitted carpet and double glazed window.

#### Bathroom

2.51m x 1.90m (8' 3" x 6' 3") Completing the accommodation is the three piece family bathroom suits comprising of wash hand basin, wc and bath. Neutral decor, tiled flooring and double glazed opaque window to the side.

#### External

Positioned on a generous sized plot, this family home boasts private garden grounds to the front and rear which have been landscaped with ease of maintenance in mind. The front gardens are laid to chips with generous driveway providing off street parking leading to the integral garage with up and over door access. The rear gardens comprise of monobloc patio leading to decked area and chipped drying area.

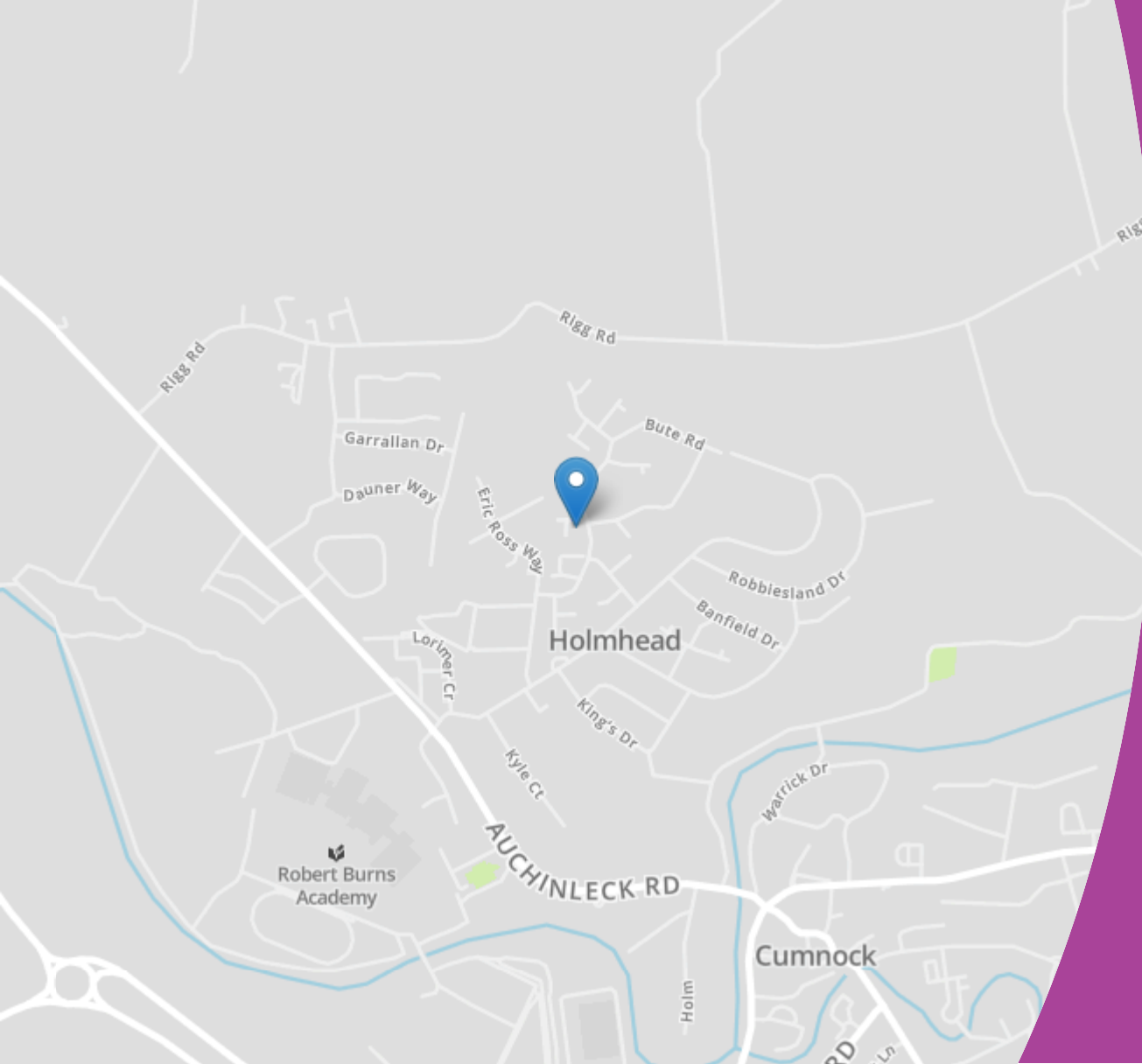
#### Council Tax

Band E

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