



42 Ballochmyle Avenue

Auchinleck

Cumnock, KA18 2JL

P.O.A.

**GREIG**  
*Residential*



## Ballochmyle Avenue

Auchinleck, Cumnock, KA18 2JL

Greig Residential are delighted to present to the market this generous three bedroom semi-detached house located in the ever-popular town of Auchinleck close to local amenities and transport links. Situated on a large corner plot offering a wealth of potential this property is sure to appeal to a wide range of buyers.







#### Hallway

1.89m x 1.88m (6' 2" x 6' 2") Accessed by white outer UPVC door giving access to hallway with neutral decor, fitted carpet, carpeted staircase to upper level, door access to lounge, kitchen and study.

#### Lounge

5.80m x 3.22m (19' 0" x 10' 7") Generous main apartment with neutral decor, fitted carpet, ceiling coving and double-glazed window to the front and rear.

#### Kitchen

3.80m x 2.87m (12' 6" x 9' 5") Fully fitted kitchen with ample wall and base units, proving two storage cupboards, stainless steel sink and drainer, integrated oven, four burner gas hob, plumbing space for washing machine and fridge freezer, breakfast bar seating, laminate flooring, double glazed window to the rear and white UPVC door to rear gardens.

#### Study/Box Room

1.91m x 1.87m (6' 3" x 6' 2") Downstairs box room with flexible use with fitted carpet and double-glazed window to the front.

#### Bedroom One

3.96m x 2.80m (13' 0" x 9' 2") Generous double bedroom with soft neutral decor, fitted carpet with double glazed window to the front.

#### Bedroom Two

3.98m x 4.31m (13' 1" x 14' 2") Generous double bedroom with neutral decor, fitted carpet, ceiling coving, providing storage cupboard with double glazed window to the front.



#### Bedroom Three

3.04m x 2.30m (10' 0" x 7' 7") Single bedroom with neutral decor, fitted carpet, providing storage cupboard and double-glazed window to the rear.

#### Bathroom

1.74m x 1.88m (5' 9" x 6' 2") Three-piece white suite comprising of WC, wash hand basin with vanity unit and walk in shower, wet wall finish to walls and wet room flooring, wet wall to ceiling with spotlights and double-glazed opaque window to the rear.

#### External

Large corner plot boasting private grounds to the front and rear.

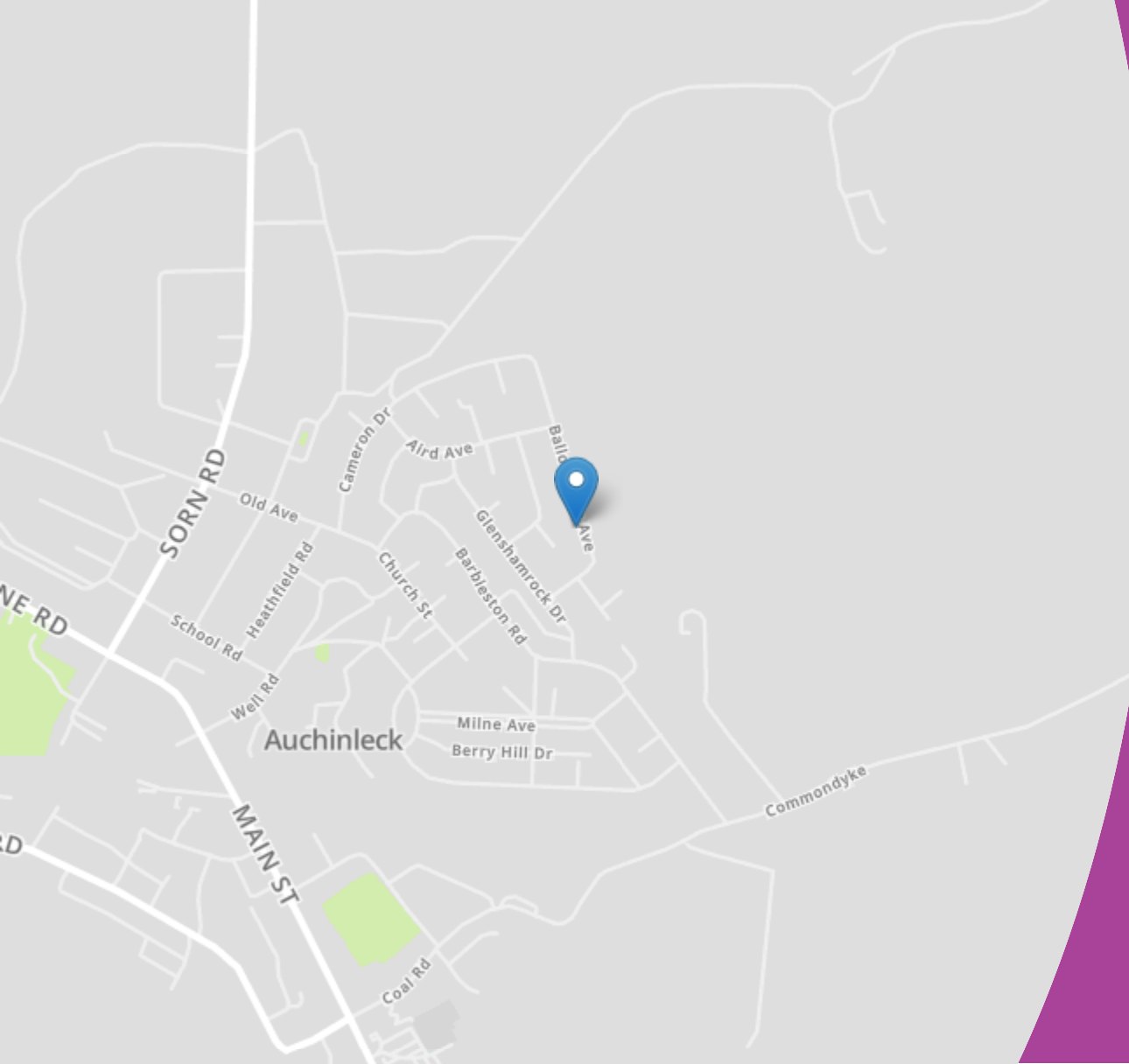
On street parking available to the front of the property.

#### Council Tax Band

Band A

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