



110 Edgar Avenue  
Cumnock, KA18 1TE  
P.O.A.

**GREIG**  
*Residential*



# Edgar Avenue

Cumnock, KA18 1TE

Proudly presenting this immaculate, three bedroom terraced villa, ideally located on the periphery of the ever popular town of Cumnock. Offering spacious accommodation over two levels with a modern open plan living area, fully renovated by the current owners to a high standard with contemporary stylish decor and modern fixtures and fittings throughout. Further benefiting from low maintenance landscaped gardens and within close proximity to all local amenities and schooling, this is the ideal first time buy, family home or downsize and is sure to impress all who view.





#### Hallway

3.67m x 0.88m (12' 0" x 2' 11") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway offering crisp white decor, practical storage cupboard and oak effect vinyl flooring. The hallway gives access to the lounge, wc and a carpeted staircase leads to the upper level.

#### Cloaks/WC

2.01m x 1.69m (6' 7" x 5' 7") Conveniently located on the lower level the modern 'L' shaped wc/cloaks comprises of a wash hand basin with vanity unit, wc, stylish contemporary decor, heated towel rail, ceiling spotlights and vinyl flooring.

#### Lounge

4.84m x 3.80m (15' 11" x 12' 6") Generously proportioned main apartment boasting stylish contemporary decor, plentiful space for free standing furniture and a dining area, oak effect vinyl flooring, a feature full length double glazed window to the front and double glazed patio doors overlooking and providing access to the gardens.

#### Kitchen

3.59m x 2.29m (11' 9" x 7' 6") Fully fitted modern kitchen complete with contemporary wall and base storage units with complementary work surface, integrated oven, 5 ring gas hob, microwave, fridge freezer and washing machine, stainless steel sink and drainer, crisp white decor, ceiling spotlights, contemporary laminate flooring and a double glazed window to the front.

#### Bedroom One

3.29m x 2.90m (10' 10" x 9' 6") The impressive master bedroom is a generous double with contemporary stylish decor, ceiling coving, fitted wardrobes providing ample storage, ceiling coving, fitted carpet and a double glazed window to the rear.

#### Bedroom Two

3.73m x 2.02m (12' 3" x 6' 8") A spacious double bedroom offering contemporary soft decor, ceiling coving, practical storage cupboard, fitted carpet and a double glazed window to the rear.

#### Bedroom Three

3.60m x 2.32m (11' 10" x 7' 7") Bedroom three offers contemporary decor, ceiling coving and spotlights, fitted carpet and a double glazed full length window to the front.

#### Bathroom

2.98m x 1.69m (9' 9" x 5' 7") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity and wc set, bath, shower cubicle with mains shower, contemporary decor with a stylish wet wall finish around shower, tiled flooring and a double glazed opaque window to the front.

#### Externally

This property boasts low maintenance gardens to the front and rear, the front garden is complete with an area laid to astro turf with a chipped border whilst the rear garden offers a further area laid to astro turf, an elevated patio perfect for housing a garden hut/summer house and a decked patio area providing the perfect spot for al fresco dining.

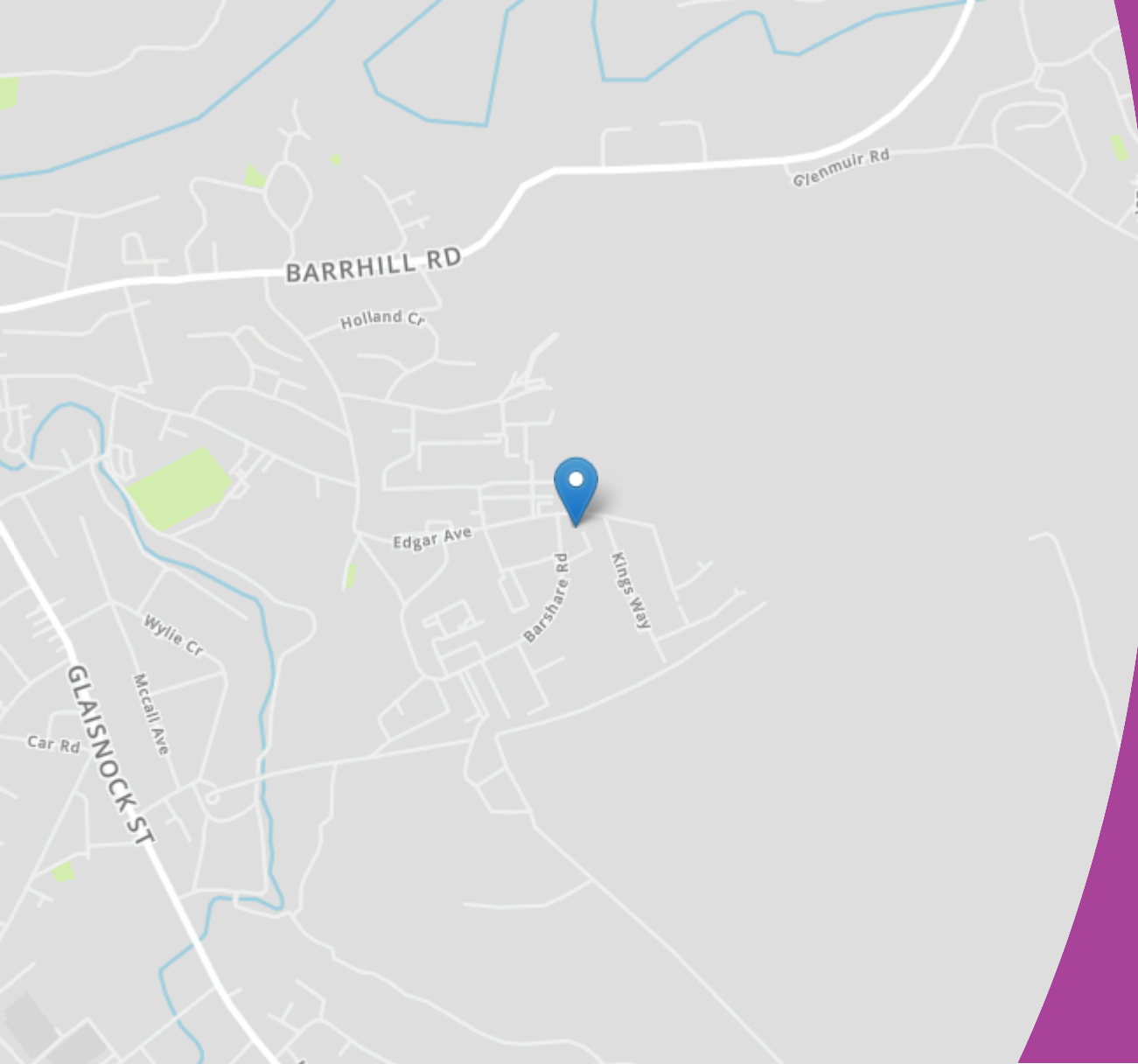
#### Council Tax Band

Band A

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