



# 96 Barbieston Road

Auchinleck

Cumnock, KA18 2EJ

P.O.A.

**GREIG**  
*Residential*



## Barbieston Road

Auchinleck, Cumnock, KA18 2EJ

Greig Residential are delighted to present to the market this superb three bedroom end of terraced villa, located within a popular residential area of Auchinleck boasting ease of access to local amenities, schooling and transport links. Offering spacious accommodation over two levels, having been lovingly presented by the current owner with contemporary decor and modern fixtures and fittings throughout. Complimented by spacious landscaped gardens and a garage, this ticks all the boxes for the ideal family home, first time buyers or investors and is sure to impress all who view.







### Hallway

5.87m x 1.26m (19' 3" x 4' 2") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway boasting contemporary decor, ceiling coving, practical under stairs storage cupboard and laminate flooring. Door access is given to the lounge and a carpeted staircase leads to the upper level.

### Lounge

5.37m x 3.25m (17' 7" x 10' 8") Generously proportioned main apartment offering contemporary decor, ceiling coving, oak effect laminate flooring, full length double glazed window to the front and door access to the kitchen.

### Kitchen

3.32m x 2.78m (10' 11" x 9' 1") Fully fitted modern kitchen complete with stylish white gloss wall and base units providing ample storage with complimentary marble effect work surface, integrated oven, hob, plumbing and space for fridge freezer, washing machine and dish washer, neutral decor, ceiling coving, laminate flooring and a double glazed window to the rear.

### Bedroom One

4.74m x 2.60m (15' 7" x 8' 6") The master bedroom is a generous double offering contemporary decor, two storage cupboards, ceiling coving, fitted carpet and two double glazed windows to the rear.

### Upper Landing

3.34m x 3.03m (10' 11" x 9' 11") The upper landing offers neutral decor, ceiling coving, fitted carpet and provides access to three bedrooms.

### Bedroom Two

3.33m x 3.74m (10' 11" x 12' 3") A spacious double bedroom with contemporary decor, fitted carpet and two double glazed windows to the front.

### Bedroom Three

3.61m x 3.35m (11' 10" x 11' 0") Bedroom three is a spacious double offering contemporary children's decor, ceiling coving, fitted carpet and a double glazed window to the front.

### Bathroom

1.78m x 3.22m (5' 10" x 10' 7") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with mixer taps, contemporary marble effect wet wall finish to walls, wet wall ceiling, laminate flooring and a double glazed opaque window.

### Externally

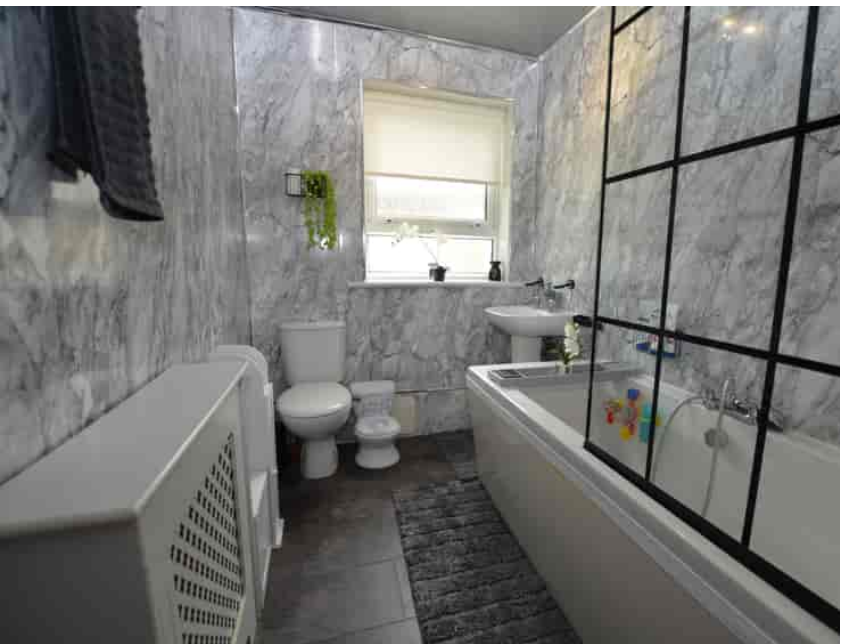
Further benefiting from spacious landscaped gardens to the front and rear, the front garden has been designed with ease of maintenance in mind being laid to mono block with access from the side to the rear detached garage. The rear garden offers a spacious well manicured lawn and paved patio perfect for al fresco dining and entertaining.

### Council Tax Band

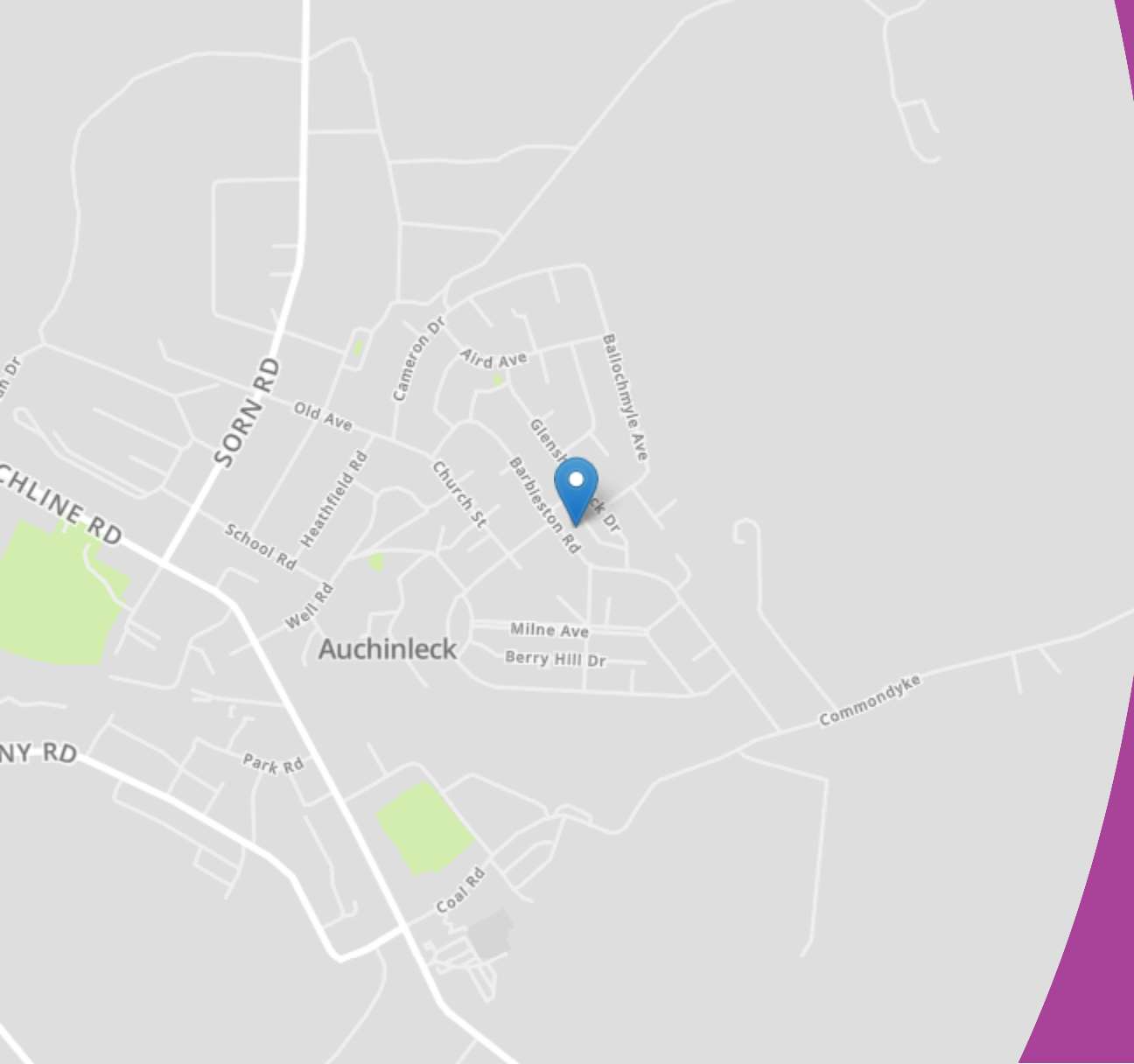
Band A

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