



78 Connel Park

New Cumnock
Cumnock, KA18 4QF
P.O.A.

GREIG
Residential



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Perfectly positioned on the periphery of New Cumnock, this immaculate four bedroom detached villa is the epitome of the modern family home. Boasting spacious accommodation over two levels with great versatility for single storey or family living, this superb villa has been beautifully presented with soft neutral decor and modern fixtures and fittings throughout. Situated with an idyllic semi rural location with panoramic open outlooks of the rolling Ayrshire Countryside whilst maintaining ease of access to all local amenities and schooling, this has the perfect balance and is sure to impress even the most discerning of buyers.





Hallway

1.76m x 3.65m (5' 9" x 12' 0") Access is given via an outer composite door to a welcoming entrance hallway offering neutral decor, two practical storage cupboards and tiled flooring. The hallway gives access to the lounge, kitchen/dining, bedroom two & three, bathroom and a carpeted staircase leads to the upper level.

Lounge

4.30m x 3.65m (14' 1" x 12' 0") Generously proportioned main apartment boasting contemporary decor, feature log burner, ceiling coving, hardwood flooring and a double glazed window to the rear.

Kitchen/Dining

6.94m x 3.28m (22' 9" x 10' 9") Fully fitted modern kitchen complete with oak wall and base units providing plentiful storage with contrasting work surface, integrated oven, 5 burner gas hob, integrated dish washer, washing machine and tumble drier, stainless steel sink and drainer, neutral decor, ceiling spotlights, plentiful space for dining table and chairs, tiled flooring, double glazed window to the side and a double glazed door leading to the side gardens.

Bathroom

2.41m x 3.28m (7' 11" x 10' 9") The stylish family bathroom comprises of a wash hand basin, wc, bath, corner shower cubicle, heated towel rail, tiling to walls and flooring, ceiling spotlights and a double glazed opaque window to the side.

Bedroom One

5.83m x 4.63m (19' 2" x 15' 2") The master bedroom is an impressive double offering neutral decor, fitted carpet and three double glazed velux windows.

Bedroom Two

4.14m x 4.60m (13' 7" x 15' 1") Spacious double bedroom with crisp white decor, fitted carpet, two double glazed velux to the side and access to en-suite facilities.

En-Suite

1.79m x 2.59m (5' 10" x 8' 6") Practical en-suite comprising of a wash hand basin, wc, corner shower cubicle, heated towel rail, vinyl flooring, door to storage cupboard and a double glazed velux window to the side.

Bedroom Three

3.90m x 3.28m (12' 10" x 10' 9") Located on the lower level, a spacious double bedroom boasting soft neutral decor, triple fitted wardrobes, fitted carpet and a double glazed window to the front.

Bedroom Four

4.23m x 2.93m (13' 11" x 9' 7") Bedroom four is a generous double boasting neutral decor, triple fitted wardrobes, fitted carpet and a double glazed window to the front.

Externally

Situated on a extensive private plot boasting wraparound landscaped gardens, the front gardens offers a well manicured lawn with a tarmac driveway to the side providing ample off street parking. The large rear garden is complete with a spacious lawn, paved patio perfect for al fresco dining and entertaining and superb summer.

Garden Room

3.72m x 4.80m (12' 2" x 15' 9") Impressive garden room complete with a superb bar, feature log burner and two double glazed windows.

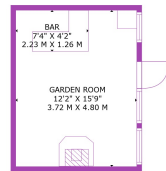
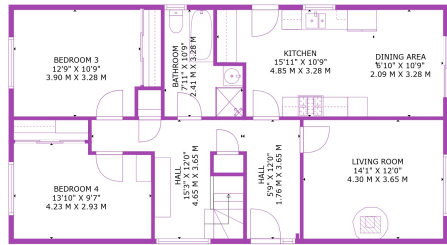
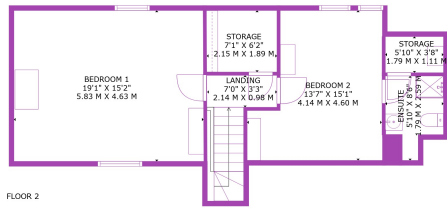
Council Tax Band

Band D

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TOTAL: 1600 sq. ft, 149 m²
 FLOOR 1: 1191 sq. ft, 111 m², FLOOR 2: 409 sq. ft, 38 m²
 EXCLUDED AREAS: STORAGE: 44 sq. ft, 4 m², LOW CEILING: 195 sq. ft, 18 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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