



6a Auchinleck Road
Cumnock, KA18 1AE
P.O.A.

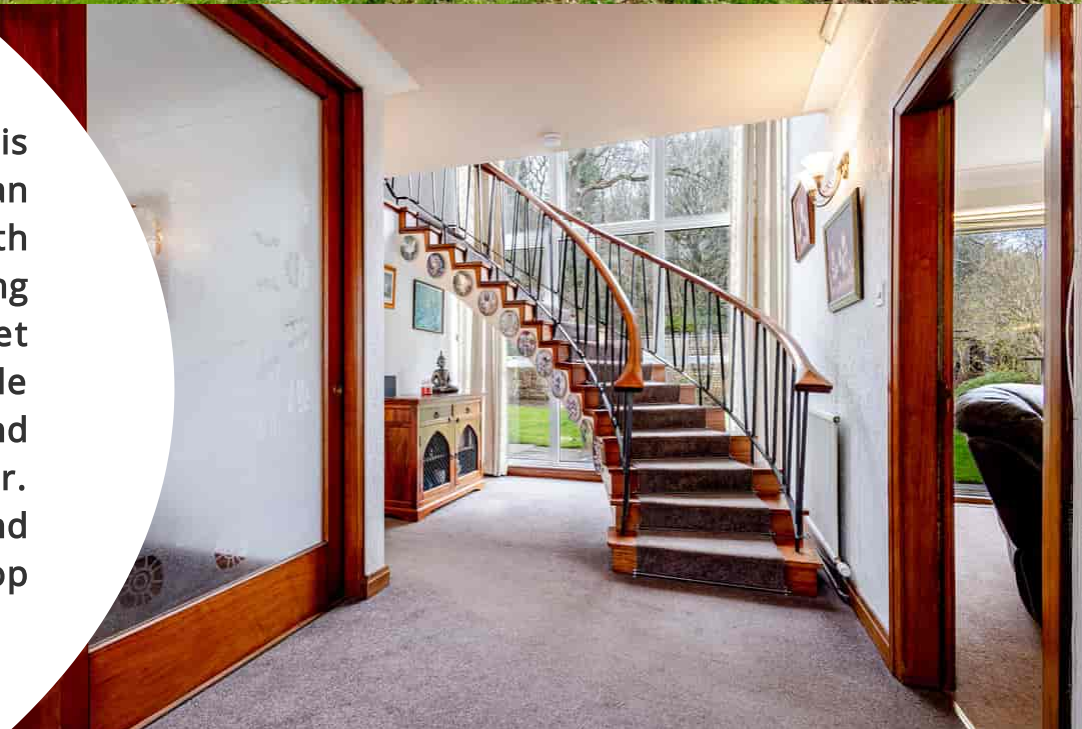
GREIG
Residential



Auchinleck Road

Cumnock, KA18 1AE

Greig Residential are delighted to present to the market this substantial, imposing five bedroom detached villa owning an expansive private plot complete with walled garden, and a wealth of vast and flexible accommodation internally boasting impressive large glazed windows, large garage and off street parking. Positioned within one of Cumnock's most desirable addresses, this prominent family home is one of a kind and viewings are advised to appreciate all this property has to offer. The villa is located with ease of access to local amenities and schooling whilst providing a country feel with a leafy backdrop and countryside outlooks.





Hallway

7.01m x 5.89m x 2.29m (23' 0" x 19' 4") With access via the outer UPVC storm doors and via internal wooden glazed door, the grand welcoming 'L' shaped hallway provides door access to lounge, dining room, kitchen, bedroom five and shower room with impressive solid oak and cast iron turning feature staircase with floor to ceiling glazed formation boasting views over the rear garden with a woodland backdrop. Neutral decor, ceiling coving and fitted carpet.

Formal Lounge

6.97m x 4.09m (22' 10" x 13' 5") Substantial sized main apartment offering neutral decor with ceiling coving and fitted carpet, feature log burning stove, dual aspect double glazed windows to the front and side with double glazed patio doors leading out into the rear gardens. Plentiful space for freestanding furniture.

Dining Room

4.86m x 3.68m (15' 11" x 12' 1") Generously proportioned dining room which could be utilised as a sitting room comprises of neutral decor, ceiling coving and fitted carpet. Traditional serving hatch to kitchen, double glazed window to the front and sliding door access to hallway.



Dining Kitchen

4.89m x 5.11m (16' 1" x 16' 9") Generous dining sized fitted kitchen offering a selection of oak effect shaker style wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven and ceramic hob, plumbing/space for American style fridge/freezer and dishwasher. Booth style fitted seating area, neutral decor, laminate flooring, ceiling spotlights, and serving hatch to dining room. Door access to side porch/utility, two double glazed windows to the front and one to the side.

Utility Room

3.62m x 1.50m (11' 11" x 4' 11") Practical separate utility room located off of kitchen/side porch providing additional work surfaces with plumbing/space for washing machine and tumble dryer, Belfast sink, neutral decor, tiled flooring and double glazed window to the rear.

Bedroom Five

3.67m x 4.56m (12' 0" x 15' 0") This double bedroom is conveniently located on the ground floor, ideal for those unable to negotiate stairs, offering neutral decor with ceiling coving and fitted carpet, shelved recess and double glazed window to the rear. A flexible apartment which could be used as a



Shower Room

2.04m x 1.58m (6' 8" x 5' 2") Spacious three piece shower room located on the ground floor comprising of wash hand basin, wc and shower cubicle with mains overhead shower. Contemporary wet wall finish around walls, tiled flooring, ceiling spotlights, heated towel rail and double glazed opaque window to the rear.

Upper Landing

7.20m x 1.22m (23' 7" x 4' 0") Beautiful galleried upper landing with feature open staircase, door access to four generous bedrooms and bathroom, two large storage cupboards, neutral decor and fitted carpet.

Bedroom One

5.84m x 4.19m (19' 2" x 13' 9") The master bedroom is a sizeable double room complete with a selection of fitted wardrobes providing plentiful storage space, neutral decor, ceiling coving and fitted carpet. Feature large floor to ceiling double glazed picture window to the front boasting far reaching countryside outlooks and double glazed window to the side.



Bedroom Two

3.70m x 3.68m (12' 2" x 12' 1") The second bedroom is a generously proportioned double offering laminate flooring, neutral decor and ceiling coving. Double fitted wardrobes providing storage space, dual aspect double glazed windows to the front and side providing welcoming open outlooks.

Bedroom Three

3.76m x 3.69m (12' 4" x 12' 1") Bedroom three is front facing with a double glazed window boasting welcoming open countryside outlooks, double fitted wardrobes, neutral decor, ceiling coving and fitted carpet.

Bedroom Four

4.22m x 2.79m (13' 10" x 9' 2") The fourth double bedroom is rear facing with a double glazed window overlooking the gardens with a leafy backdrop, fitted carpet, neutral decor and ceiling coving. Plentiful space for freestanding furniture.



Bathroom

3.26m x 2.80m (10' 8" x 9' 2") Completing the accommodation is the four piece family bathroom suite comprising of wash hand basin and wc combination unit, bath with mixer taps and double walk in shower cubicle with mains overhead shower. Contemporary wet wall finish to walls, ceiling spotlights, laminate flooring and double glazed opaque window to the side.

Externally

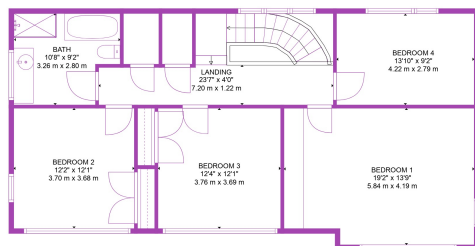
This unique family home boasts an extensive plot with private garden grounds to the front and rear. To the front is a generous lawn area bordered with mature shrubbery and trees, and a large monobloc driveway providing off street parking for several vehicles. Additionally there is a large double garage with up and over door access. The large rear gardens have been intricately landscaped comprising of a modern paved patio and a sizeable manicured lawn bordered with shrubbery, leading to the large walled garden mostly laid to lawn complete with a beautiful leafy countryside backdrop. This villa has solar panels.

Council Tax

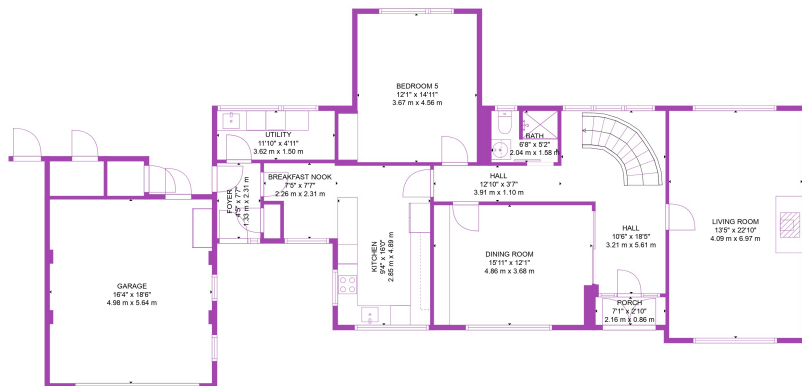
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FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1307 sq. ft, 121 m², FLOOR 2: 1025 sq. ft, 95 m²
EXCLUDED AREAS: , GARAGE: 303 sq. ft, 28 m²
PORCH: 20 sq. ft, 2 m²
TOTAL: 2332 sq. ft, 217 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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