



# 24 Park Road

Auchinleck  
Cumnock, KA18 2AZ  
P.O.A.

**GREIG**  
*Residential*



# Park Road

Auchinleck, Cumnock, KA18 2AZ

Proudly presenting this modern three bedroom semi detached villa situated within the ever popular town of Auchinleck boasting a preferred semi rural location whilst remaining close to all local amenities, schooling and transport links including local train station. Offering spacious accommodation over two levels, lovingly presented by the current owner with fresh white decor and modern fixtures and fittings throughout. Situated on a spacious plot providing ample off street parking and fully enclosed private gardens, this superb villa ticks all the boxes for modern family living and is sure to impress all who view.







### Porch

2.04m x 1.25m (6' 8" x 4' 1") Access is given via an outer UPVC door to a welcoming porch offering fresh white decor and vinyl flooring. Door access is given to the wc/cloaks and Lounge.

### WC/Cloaks

1.95m x 1.02m (6' 5" x 3' 4") Practical wc/cloaks conveniently located on the lower level comprising of a wash hand basin, wc, neutral decor, vinyl flooring and a double glazed opaque window to the side.

### Lounge

4.75m x 4.28m (15' 7" x 14' 1") Generously proportioned main apartment boasting fresh white decor, plentiful space for free standing furniture, fitted carpet and a double glazed window to the front. Double door lead to the kitchen/dining and a carpeted staircase leads to the upper level.

### Kitchen/Dining Room

4.80m x 3.50m (15' 9" x 11' 6") Fully fitted modern kitchen complete with stylish grey gloss wall and base units providing ample storage with contrasting oak effect work surfaces, integrated double oven, induction hob and hood, integrated dish washer, plumbing and space for washing machine, composite black sink and drainer, fresh white decor, black splash back, plentiful space for dining table and chairs, vinyl flooring, ceiling spotlights, integrated ceiling blue tooth speakers, double glazed window to the rear and double glazed patio doors overlooking and giving access to the rear garden.

### Bedroom One

3.76m x 2.45m (12' 4" x 8' 0") Impressive master bedroom boasting neutral decor, sliding fitted wardrobes providing ample storage, fitted carpet and double glazed window to the front.

### Bedroom Two

3.36m x 2.43m (11' 0" x 8' 0") A spacious double bedroom with fresh white decor, fitted carpet and a double glazed window to the rear.

### Bedroom Three

2.55m x 2.22m (8' 4" x 7' 3") A spacious bedroom offering fresh white decor, fitted carpet and a double glazed window to the front.

### Bathroom

2.50m x 2.20m (8' 2" x 7' 3") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, chrome heated towel rail, vinyl flooring and a double glazed opaque window to the rear.

### Externally

This property is situated on a spacious plot, the front garden is mono blocked allowing for ample street parking with a chipped area to the side and gated access to the side and rear garden. The side garden is a large chipped drying area whilst the fully enclosed rear garden boasts an elevated area laid to grass and a paved patio perfect for al fresco dining and entertaining

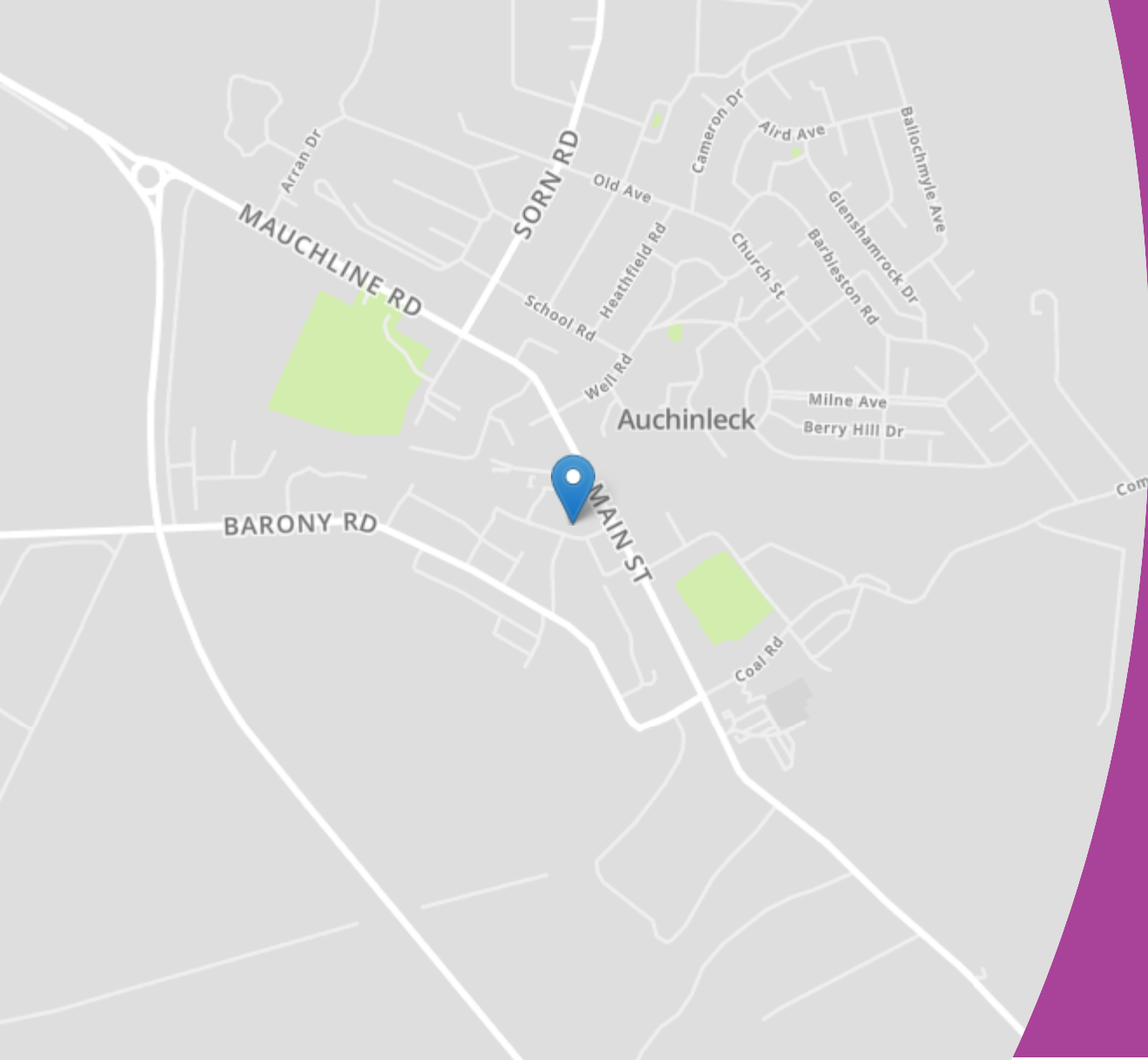
### Council Tax Band

Band C

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