



# Weefield

New Cumnock

Offers Over £255,000

**GREIG**  
*Residential*



# Weefield

New Cumnock, Cumnock, KA18 4NW

Proudly introducing 'Weefield', a charming three bedroom detached bungalow, peacefully positioned on the periphery of New Cumnock and enjoying picturesque views across the rolling Ayrshire countryside. With a tranquil river meandering nearby and a scenic hilly backdrop beyond, this delightful home offers the perfect mix of rural living and convenient access to local amenities and schooling.

This rarely available property presents spacious, flexible all on the level accommodation, enhanced by contemporary décor throughout. The well proportioned and thoughtfully designed layout provides excellent versatility, making it ideally suited to a wide range of purchasers. Sat upon a sizeable plot, the impressive wraparound garden grounds further elevate the appeal, complete with off street parking, a detached double garage and wood shed. Seldom available within this highly desirable semi rural setting, 'Weefield' represents a unique opportunity and early viewing is highly recommended.





#### Hallway

7.68m x 3.74m (25' 2" x 12' 3") The welcoming 'L' shaped entrance hallway provides door access to most apartments, complete with contemporary decor, fitted carpet and practical storage cupboard. Two double glazed windows to the front.

#### Lounge/Diner

8.56m x 7.76m (28' 1" x 25' 6") The impressive open plan main living apartment provides an abundance of floorspace providing a generous lounge and a dining area offering tasteful decor with ceiling coving, fitted carpet in the lounge and laminate flooring in the dining area, and a feature wood burning stove. A range of double glazed windows to the front and side providing stunning open countryside views and allowing an abundance of light, French doors leading out into the rear gardens.

#### Kitchen

4.14m x 3.96m (13' 7" x 13' 0") Generous fully fitted breakfasting kitchen offering a great range of wall and base storage units with complementary work surfaces, stainless steel sink and drainer, integrated oven, gas hob and dishwasher. Space for fridge/freezer, neutral decor, laminate flooring and two double glazed windows to the rear. Door access to utility.

#### Utility Room

2.63m x 1.64m (8' 8" x 5' 5") Separate utility room boasts additional work surfaces, plumbing/space for washing machine and tumble dryer, neutral decor, laminate flooring, door access to cloaks/wc and door leading out into the gardens.

#### Cloaks/WC

1.64m x 1.41m (5' 5" x 4' 8") Practical two piece cloaks/wc comprising of a wash hand basin and wc, with soft decor and laminate flooring.

#### Bedroom One

5.47m x 3.03m (17' 11" x 9' 11") The master bedroom is a sizeable double offering modern decor, ceiling coving and fitted carpet. Two double glazed windows to the rear with stunning outlooks, access into the enviable dressing area with fitted wardrobes and master en suite.

#### Master En Suite

2.25m x 2.04m (7' 5" x 6' 8") Three piece master en suite shower room comprising of a wash hand basin with vanity storage, wc and shower cubicle with overhead mains shower. Contemporary wet wall finish around shower, tiled flooring and double glazed opaque window to the side.

#### Bedroom Two

5.47m x 3.29m (17' 11" x 10' 10") The second double bedroom is complete with stylish decor, ceiling coving, fitted carpet and two double door fitted wardrobes providing plentiful storage space. Two double glazed windows to the front.

#### Bedroom Three

4.16m x 2.77m (13' 8" x 9' 1") Bedroom three offers modern decor with ceiling coving, laminate flooring and double glazed window to the side.

#### Bathroom

4.14m x 2.49m (13' 7" x 8' 2") Completing the accommodation is the four piece family bathroom suite comprising of a wash hand basin, wc, bath and shower cubicle with mains overhead shower. Modern decor with tiling to walls, vinyl flooring and double glazed opaque window to the rear.

#### External

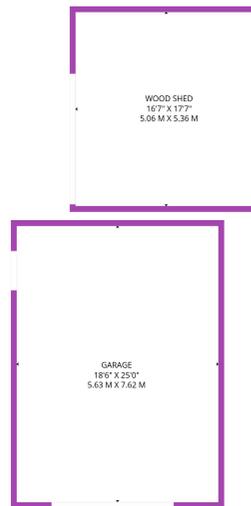
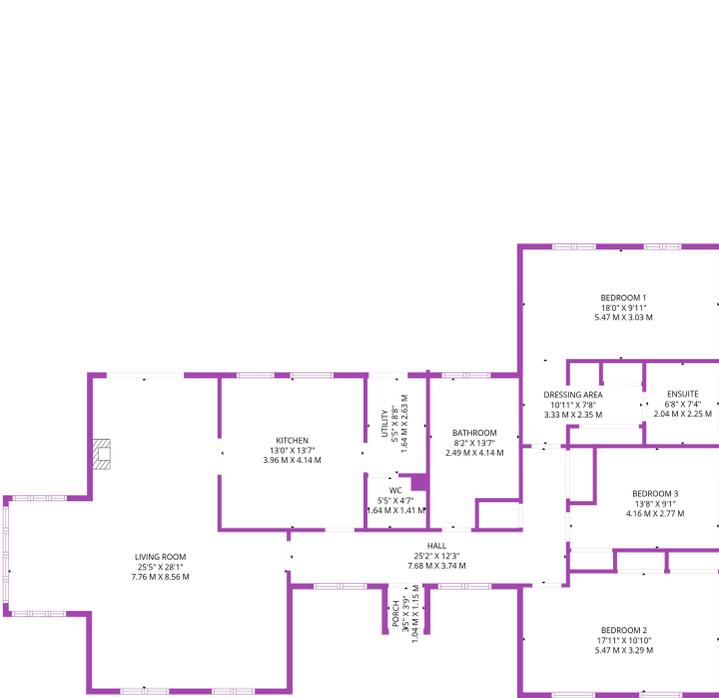
Positioned on a generous wraparound plot, this family bungalow boasts private garden grounds to the front, side and rear. The front gardens are laid to chips with a detached double garage to the side and plentiful space for off street parking. The side and rear gardens comprise of a generous manicured lawn, modern paved patio and chipped area. Additional parking available to the rear if required and useful wood shed provides additional storage space.

#### Council Tax

Band E

#### Disclaimer

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