



Estate Agents and Solicitors

## 5 Lochview, New Cumnock, Cumnock, East Ayrshire, KA18 4DJ

Tastefully Presented, Two-Bedroom, Upper Villa with Garden & Garage

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# Property Description

Tastefully presented and well-proportioned, two-bedroom traditional upper villa with private garden and garage. Located in a residential area of New Cumnock, approximately 40 miles south of Glasgow.

Comprises an entrance hall and stairs, an upper hall, living room, kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen, a stylish modern bathroom suite, gas central heating and double glazing.

In addition, there is superb storage provision, including bedroom wardrobes and numerous built-in storage cupboards.

Externally, the property benefits from a detached garage with further sheltered parking and a rear garden with a lawn, a patio, and a large garden shed for entertainment.

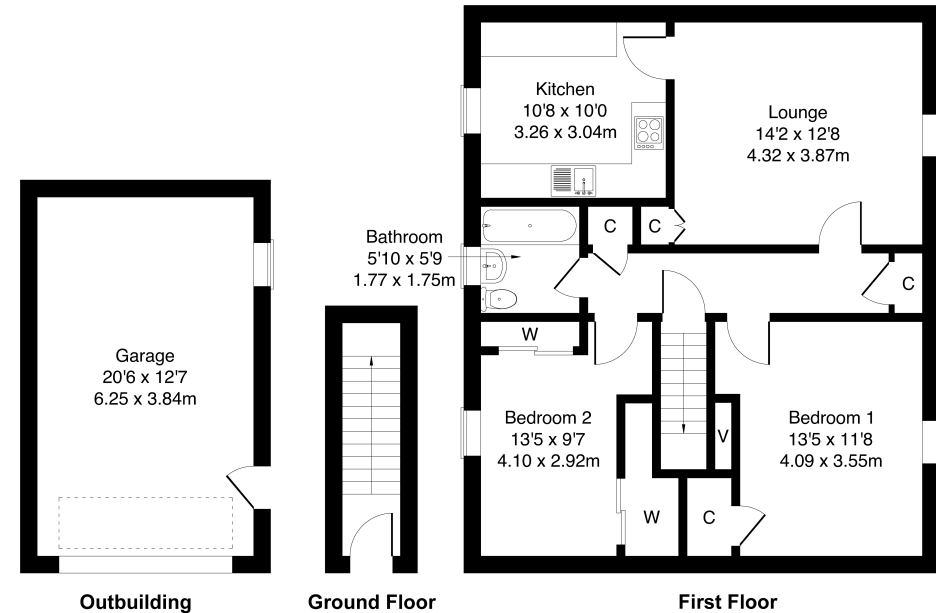
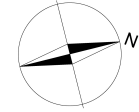
A welcoming entrance affords access to the upper hall, leading to the majority of the property, including two convenient storage cupboards. Set to the front, a generous living room is finished with light decor, carpeted flooring, and a central light fitting, creating a bright and welcoming atmosphere. Adjacent to the lounge, the well-proportioned kitchen boasts fitted wall and base units, stone-effect worktops, a tiled surround, a sink with a drainer, and ample space for freestanding appliances.

The main bedroom offers plenty of room for freestanding furniture and is tastefully finished with carpeted flooring, a central light fitting, a wall-mounted TV point, and built-in storage for added convenience. A second good-sized bedroom, located to the rear of the property, features two built-in mirrored wardrobes, providing superb storage provision. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite, including a shower over the bath, ceiling-height tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (1087 sq ft - 101 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Nestled in East Ayrshire, New Cumnock offers tranquil countryside living with easy access to nearby amenities and towns. Surrounded by scenic landscapes, it's ideal for outdoor enthusiasts and those seeking peace. The village has a strong community with local shops, primary schools, and recreational facilities, making it perfect for families.

Transport links to nearby towns and Glasgow are convenient, while the range of traditional and modern homes suits various preferences. New Cumnock also boasts public services, health centers, and sports clubs, offering a well-connected, family-friendly environment for all.





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