



# Afton Cemetery Lodge

Afton Road  
New Cumnock  
P.O.A.

**GREIG**  
*Residential*



# Afton Cemetery Lodge

New Cumnock, Cumnock, KA18 4PP

Greig Residential are delighted to present to the market this charming three bedroom detached bungalow situated on the periphery of New Cumnock boasting an idyllic rural location with uninterrupted rolling views of the stunning Ayrshire countryside whilst maintaining ease of access to local amenities and schooling. Offering spacious all on the level accommodation with contemporary decor throughout and complemented by extensive private gardens, off street parking and a garage. This is the ideal family home and is sure to appeal to a wide range of buyers.





#### Porch

1.27m x 1.04m (4' 2" x 3' 5") Access is given via an outer UPVC door to a welcoming entrance porch offering neutral decor, tiled flooring and a glazed door leading to the hallway.

#### Hallway

4.49m x 3.23m (14' 9" x 10' 7") A spacious hallway offering access to lounge, three bedrooms and shower room comprising of soft neutral decor and laminate flooring.

#### Lounge

4.09m x 3.80m (13' 5" x 12' 6") Generous main apartment boasting soft neutral decor, a feature wall complete with inset log burner and traditional log store, laminate flooring and a double glazed window to the front offering uninterrupted open countryside outlooks.

#### Kitchen

4.73m x 3.26m (15' 6" x 10' 8") Fully fitted kitchen complete with cream shaker style wall and base units providing ample storage with complementary granite work surfaces, integrated oven and microwave, integrated induction hob with extractor hood, plumbing and space for washing machine, tumble drier and fridge freezer, composite white sink and drainer, practical storage cupboard, neutral decor, laminate flooring, a double glazed window to the side with open outlooks and a UPVC door leading to the side gardens.

#### Bedroom One

4.16m x 3.83m (13' 8" x 12' 7") Generous master bedroom comprising of fresh neutral decor, plentiful storage space with sliding door fitted wardrobes, fitted carpet and a double glazed window to the front.

#### Bedroom Two

3.62m x 3.22m (11' 11" x 10' 7") Spacious second double bedroom with contemporary childrens decor, fitted carpet and a double glazed window to the rear.

#### Bedroom Three

3.18m x 2.72m (10' 5" x 8' 11") A good sized double bedroom offering generous decor, triple fitted mirrored door wardrobes, fitted carpet and a double glazed window to the rear.

#### Shower Room

2.50m x 1.84m (8' 2" x 6' 0") Completing the accommodation is the family shower room comprising of a wash hand basin, wc, large corner shower cubicle with multi jet spa shower, tiling to walls and flooring and a double glazed opaque window to the rear.

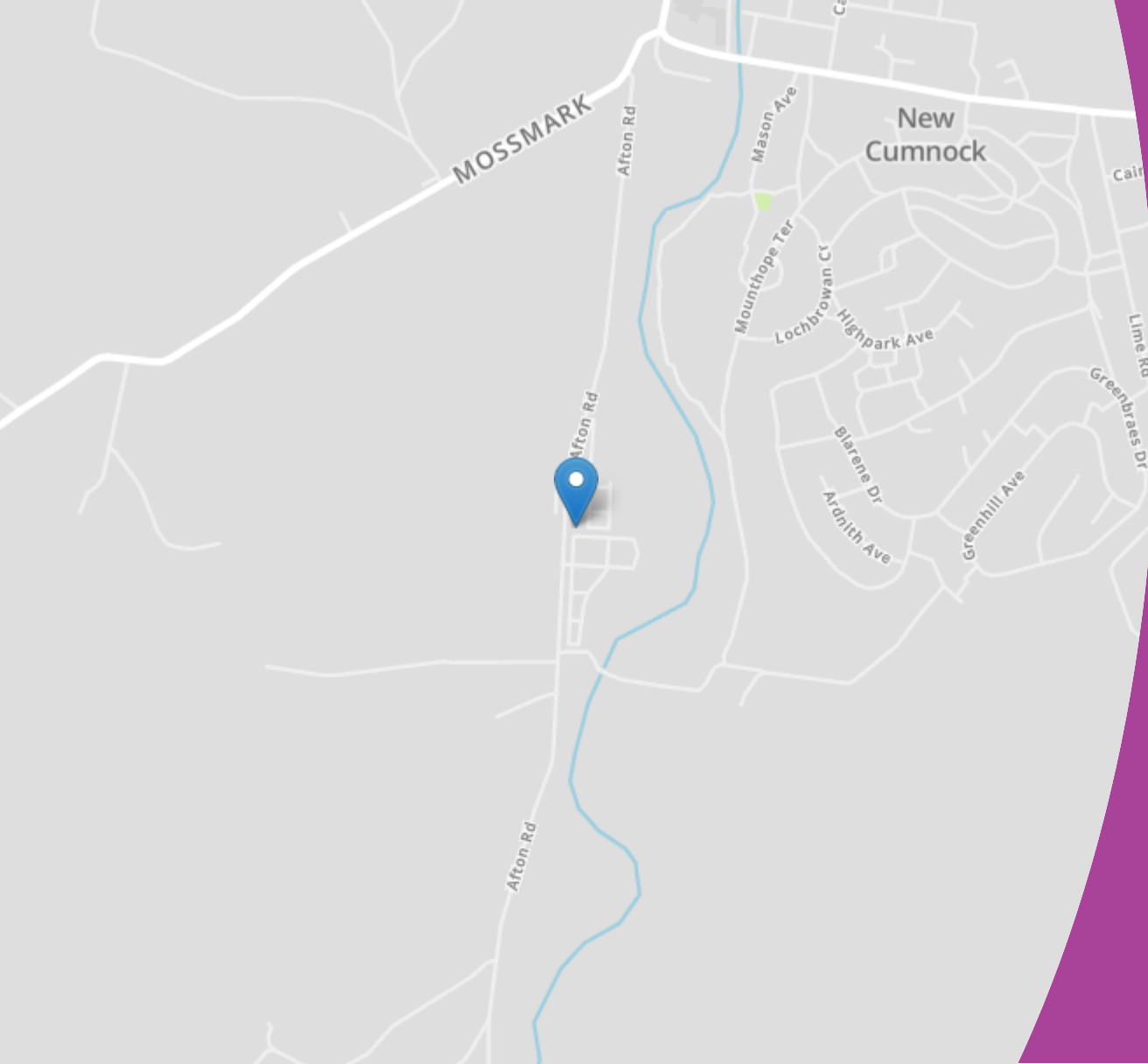
#### Externally

This property boasts private front and rear gardens with ample off street parking to the side leading to the garage. The garden is complete with a decked patio area perfect for al fresco dining and entertaining, a well manicured lawn and is surrounded by open uninterrupted countryside views.

#### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





**GREIG**  
*Residential*

Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)