



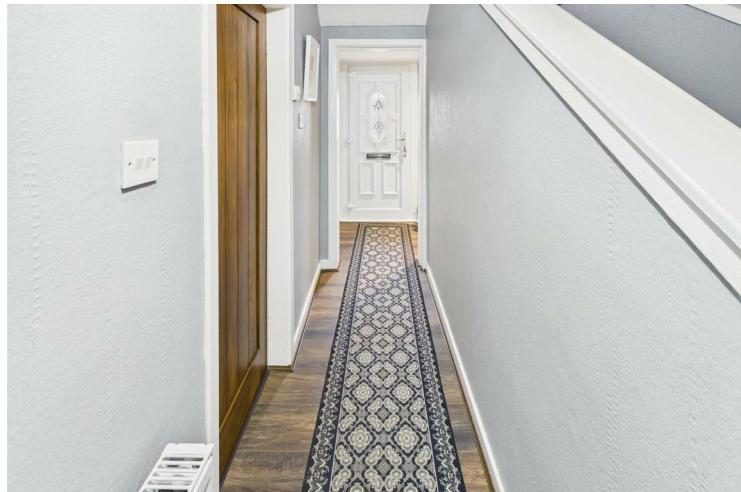
13 Drumbrochan Road Cumnock

£99,500
Freehold

We are proud to present to the market this charming mid-terrace house located on Drumbrochan Road in the town of Cumnock. Built in 1955, this property is extremely well presented and offers a delightful living space spanning approximately 980 square feet.

As you enter, you will appreciate the modern touches throughout, including a recently installed full heating system, as well as new doors and windows that enhance both comfort and energy efficiency. The good-sized kitchen is a highlight, providing a contemporary space for culinary pursuits and family gatherings.

This home boasts three generously sized bedrooms, with the master bedroom featuring convenient sliding wardrobes, offering ample storage without compromising on space. The layout is ideal for families or those seeking extra room for guests or a home office.

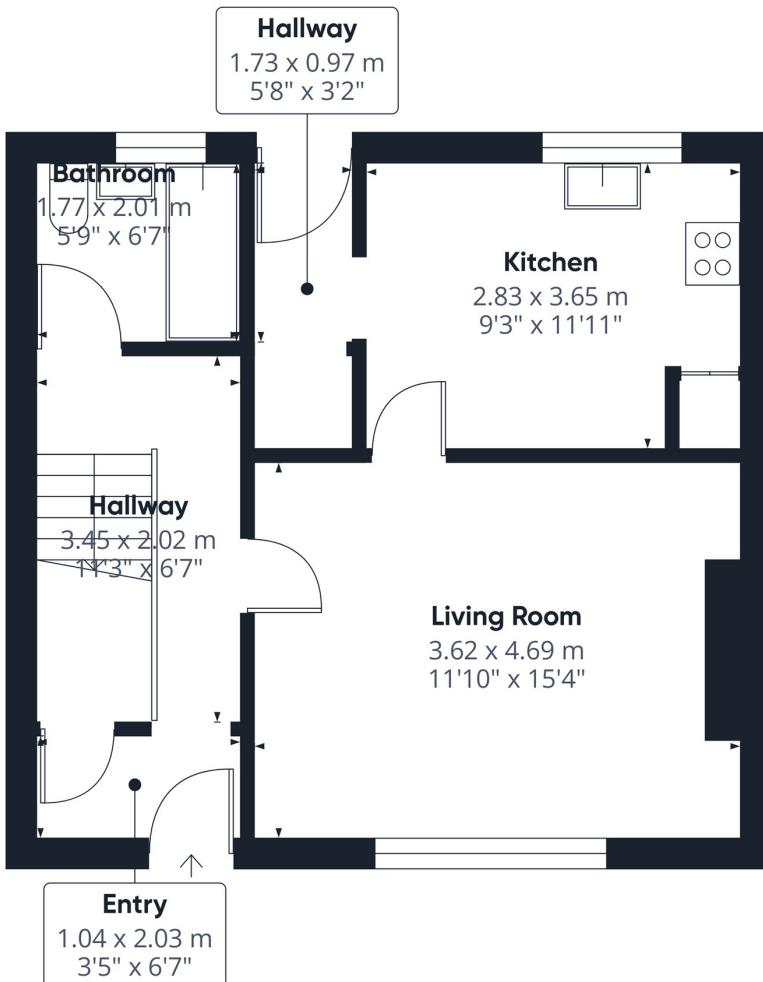


- Proud to present to market • Nestled in Drumrochan Road • Extremely well presented • Full new heating system



- Modern kitchen.
- Three good sized bedrooms
- Master with sliding wardrobes
- South west facing garden
- Double glazing throughout
- Viewing highly recommended





Approximate total area⁽¹⁾
42.1 m²
453 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	72	82
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Cumnock
38 Townhead Street
Cumnock
East Ayrshire
KA18 1LD

01290 421981
info@myoakhouse.co.uk
www.myoakhouse.co.uk

