



## 1 Nith View Cumnock

**£124,995**

We are proud to present this charming semi-detached house located in the desirable area of Nith View, New Cumnock, Cumnock. Built in 2008, this property offers a modern living experience with a thoughtful layout that is perfect for families or those seeking extra space.

The house boasts three double bedrooms, one with an Ensuite, providing ample room for relaxation and rest. The large modern kitchen diner is a standout feature, ideal for both cooking and entertaining, allowing for a seamless flow between meal preparation and dining. The property also includes a family bathroom and a separate toilet, ensuring that all your needs are met.

Outside, you will find private parking, a valuable asset in today's busy world, along with a rear garden that offers a peaceful retreat for outdoor activities or simply enjoying the fresh air. The property comes fully furnished, making it an excellent choice for those looking to move in with ease.

This home is not just a place to live; it is a space where memories can be made. With its modern amenities and thoughtful design, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

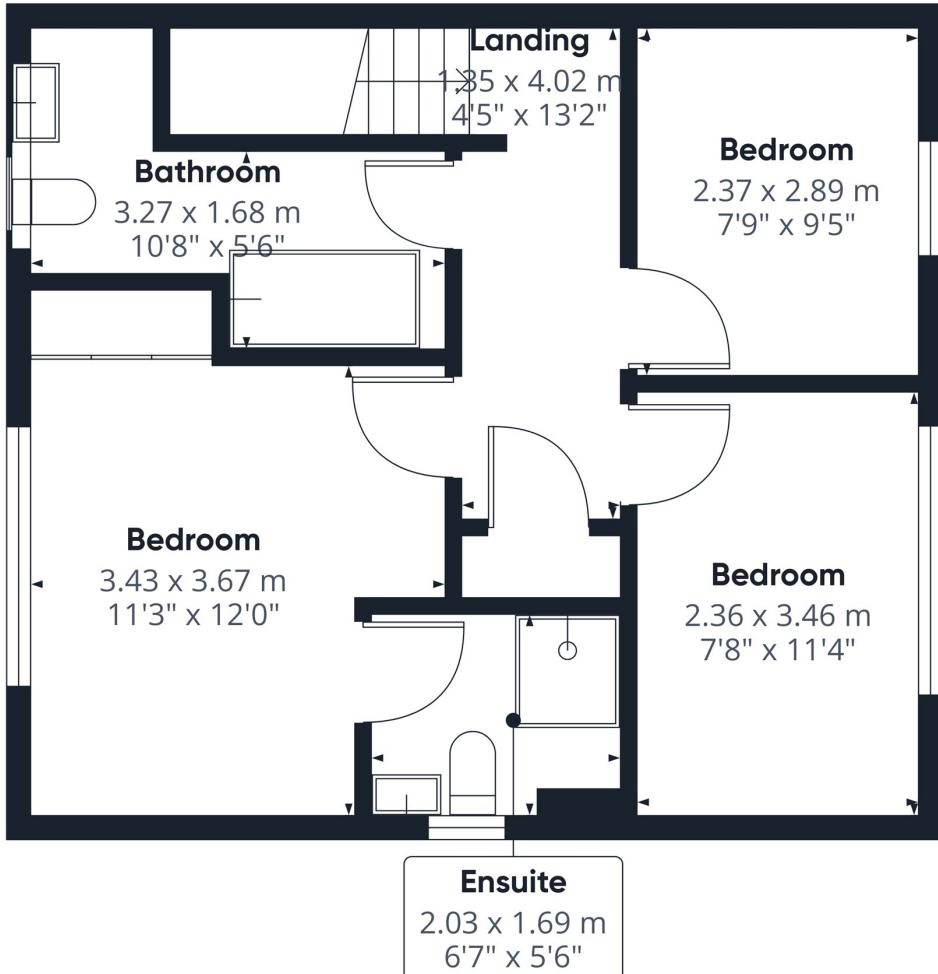


- 3 double bedrooms
- Large modern kitchen diner
- Family bathroom plus ensuite
- Separate convenient toilet



- Private parking • Charming rear garden • Fully furnished throughout • Semi-detached house, 2008 • Village views, double glazing





(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



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	79	83
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

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