



20 Harperbank Grove Cumnock

£149,995

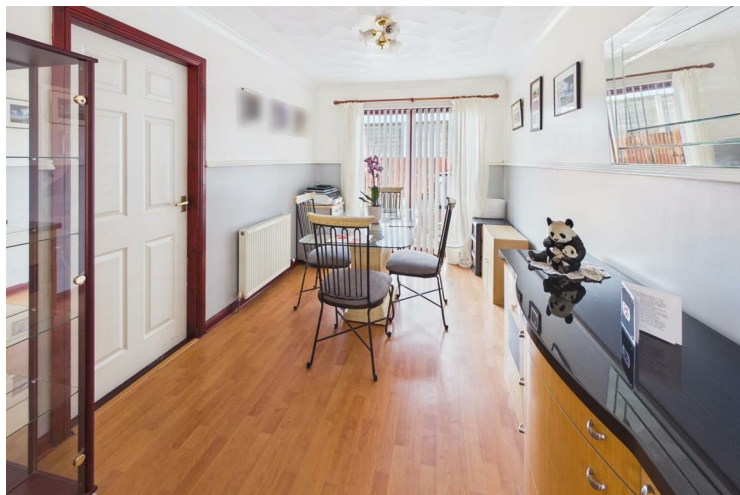
We are proud to present this delightful three-bedroom house located on Harperbank Grove, a desirable location in the town of Cumnock. This property, built in 1998, offers a perfect blend of comfort and modern living. As you enter, you are welcomed by a spacious and inviting large open living room and dining area, with patio doors to the rear enclosed garden, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is conveniently located, ensuring ease of access for all. The property also boasts a driveway with parking for two/three vehicles, a valuable asset in today's busy world.

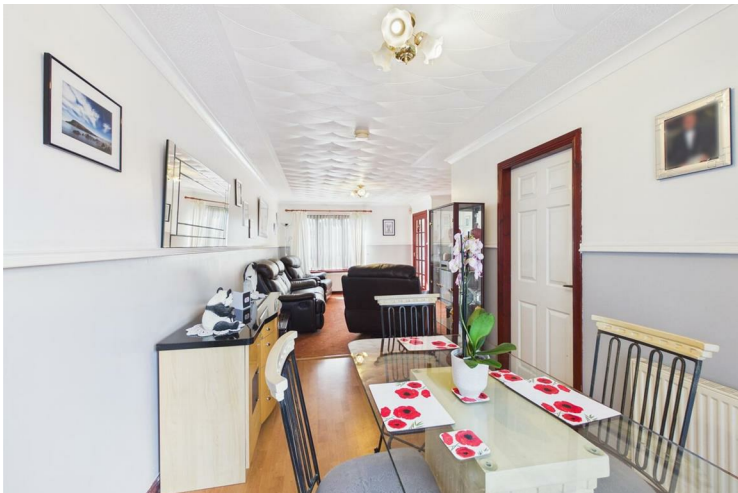
The low-maintenance gardens surrounding the house offer a pleasant outdoor space without the burden of extensive upkeep, allowing you to enjoy your surroundings with ease. Additionally, the property has an updated boiler, ensuring efficient heating and comfort throughout the year.

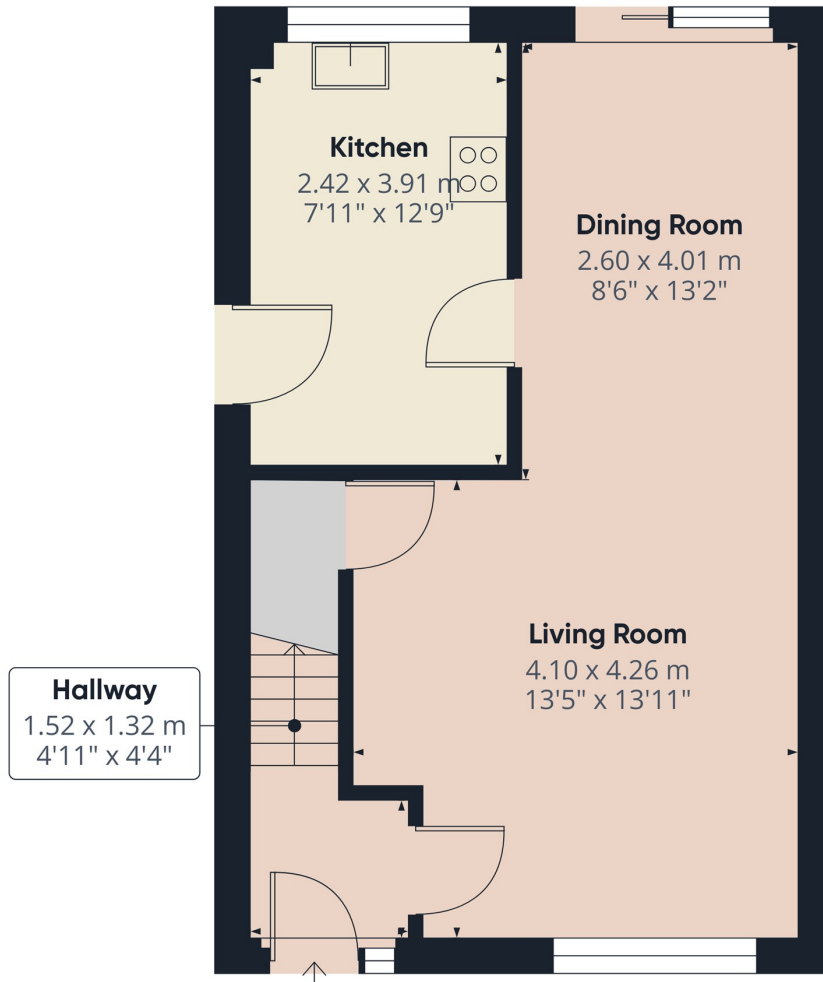


- 3-bedroom family home • Large open living room diner • Driveway for convenient parking • Low maintenance gardens



- Updated boiler for efficiency
- Quiet cul-de-sac location
- Double glazing throughout
- Private rear garden
- Good condition
- Viewing recommended





Approximate total area⁽¹⁾
41.5 m²
447 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		
	76	81
Scotland	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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