



**36 Hearth Road  
Cumnock**

**£89,995**  
**Freehold**

Ideal family home offering space and storage, this charming house on Hearth Road in Cumnock is perfect for those seeking comfort and convenience. With a generous 857 square feet of living space, the property features a modern kitchen that is both stylish and functional. The thoughtful extension enhances the home, providing a utility room and additional living or dining space, ideal for family gatherings or entertaining guests.

The property boasts three well-proportioned bedrooms, ensuring ample room for family members or guests. A floored loft adds further versatility, offering potential for additional storage or even a creative space. The inclusion of solar panels is a notable benefit, contributing to energy efficiency and reducing utility costs.

Outside, the home is complemented by front and rear gardens, providing a lovely outdoor area for relaxation or play. Parking is made easy with space for several vehicles and the shared driveway leads to a brick-built garage equipped with an electric door, ensuring secure storage for your vehicle or belongings.

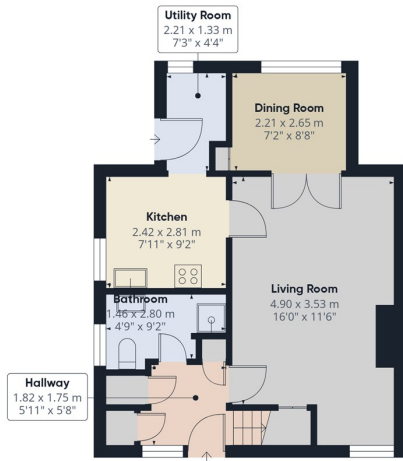


- 3 Good size bedrooms • Spacious extended reception room • Modern bathroom • Private rear garden

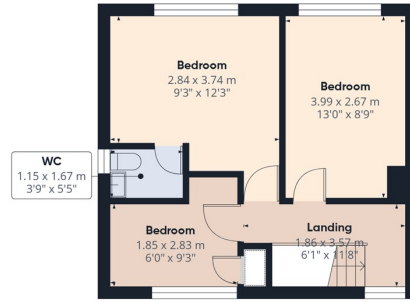


- Double glazing throughout • Solar panels • Sought after location • Close to local amenities • Viewing recommended • Ideal family home with ample storage

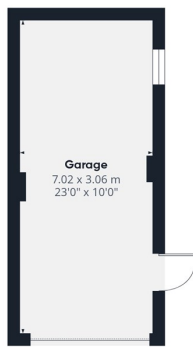




Floor 0 Building 1



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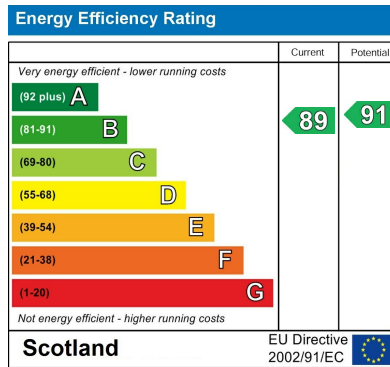
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
100.8 m<sup>2</sup>  
1084 ft<sup>2</sup>

(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.

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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