



5 Gemmell Avenue Cumnock

**£70,000
Freehold**

Welcome to this charming semi-detached bungalow located on Gemmell Avenue in Cumnock. This delightful property, built in 1935, offers a wonderful opportunity for those looking to create their dream home. With a total area of 646 square feet, the bungalow features a good-sized living room that provides a comfortable space for relaxation and entertaining.

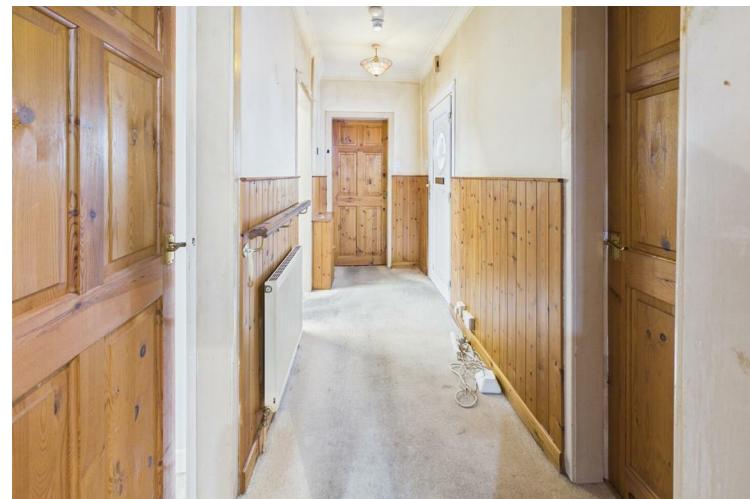
The property boasts two double bedrooms, perfect for accommodating family or guests. The wet room adds a modern touch, though the home is in need of some modernising, allowing you to put your personal stamp on it.

Outside, you will find a rear garden complete with outbuildings, offering potential for gardening enthusiasts or additional storage. The driveway provides parking for one vehicle, ensuring convenience for you and your guests.

Situated in a sought-after location, this bungalow presents a fantastic opportunity for first-time buyers, downsizers, or investors looking to enhance a property in a lovely neighbourhood. With its blend of character and potential, this home is ready for you to make it your own. Don't miss the chance to view this property and envision the possibilities it holds.



- Sought after Cumnock location
- Semi-detached bungalow charm
- Two spacious double bedrooms



- Good size living room • Wet room for convenience • Rear garden with outbuildings • Driveway for easy parking • Double glazing throughout • Viewing recommended!





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	69	78
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

