

**Blackstone Heights, Cumnock KA18 1FJ** 







## welcome to

# **Blackstone Heights, Cumnock**

\*\* CLOSING DATE 12PM FRIDAY 29TH JULY 2022 \*\* Situated in one of Ayrshire's most sought after residential areas, this stunning detached bungalow combines ample living space with a contemporary finish to create the ideal home.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### Lounge

14' 8" x 13' Excluding Bay Window ( 4.47m x 3.96m Excluding Bay Window )

## **Dining Kitchen**

16' 7" Max x 13' 8" Max ( 5.05m Max x 4.17m Max )

## Conservatory

11' x 10' 1" ( 3.35m x 3.07m )

#### **Bedroom**

11' 3" x 11' 2" Max ( 3.43m x 3.40m Max )

#### **Bedroom**

11' 5" x 9' 5" ( 3.48m x 2.87m )

#### **En Suite**

5' 2" x 4' 11" ( 1.57m x 1.50m )

#### **Bathroom**

7' 4" Max x 6' 10" ( 2.24m Max x 2.08m )

### welcome to

# **Blackstone Heights, Cumnock**

- Detached Bungalow
- Two Bedrooms
- Three-Car Monobloc Driveway
- Dining Kitchen
- En Suite

Tenure: Freehold EPC Rating: B

offers over

£225,000

Situated in one of Ayrshire's most sought after residential areas, this stunning detached bungalow combines ample living space with a contemporary finish to create the ideal home

Positioned on a generous plot, this delightful bungalow benefits from off street parking for three cars and fantastic landscaped rear garden boasting expansive countryside views. Internally, the property is beautifully presented with the accommodation comprising: welcoming entrance hallway, bright and airy lounge featuring a charming bay window, modern dining kitchen with integrated appliances and powered conservatory. Furthermore, the property features two spacious double bedrooms with master ensuite and separate three-piece bathroom suite with overbath shower.

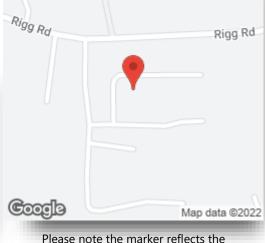
This wonderful home is further enhanced by an air source heat pump system and is sure to appeal to a wide range of purchasers so early viewing is advised.







view this property online allenandharris.co.uk/Property/AYR105381



Please note the marker reflects the postcode not the actual property



Property Ref: AYR105381 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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