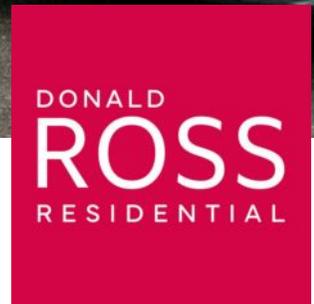




**34 Cumnock Road, Mauchline**

In Excess of **£225,000**





## 34 Cumnock Road

Mauchline

Spacious 4-bed detached home with lounge, dining room, conservatory, kitchen, en-suite, bathroom, driveway, garage & sunny south-west facing gardens. Ideal for comfortable family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Spacious and welcoming entrance hallway
- Comfortable formal lounge with ample natural light
- Separate dining room – ideal for everyday meals or entertaining
- Bright conservatory with garden views
- Fully equipped kitchen with practical layout and storage
- Four well-sized double bedrooms
- En-suite shower room to principal bedroom
- Family bathroom featuring a bath and separate shower
- Driveway with space for three vehicles and a detached garage
- Generous, mature south-west facing gardens offering excellent outdoor space

























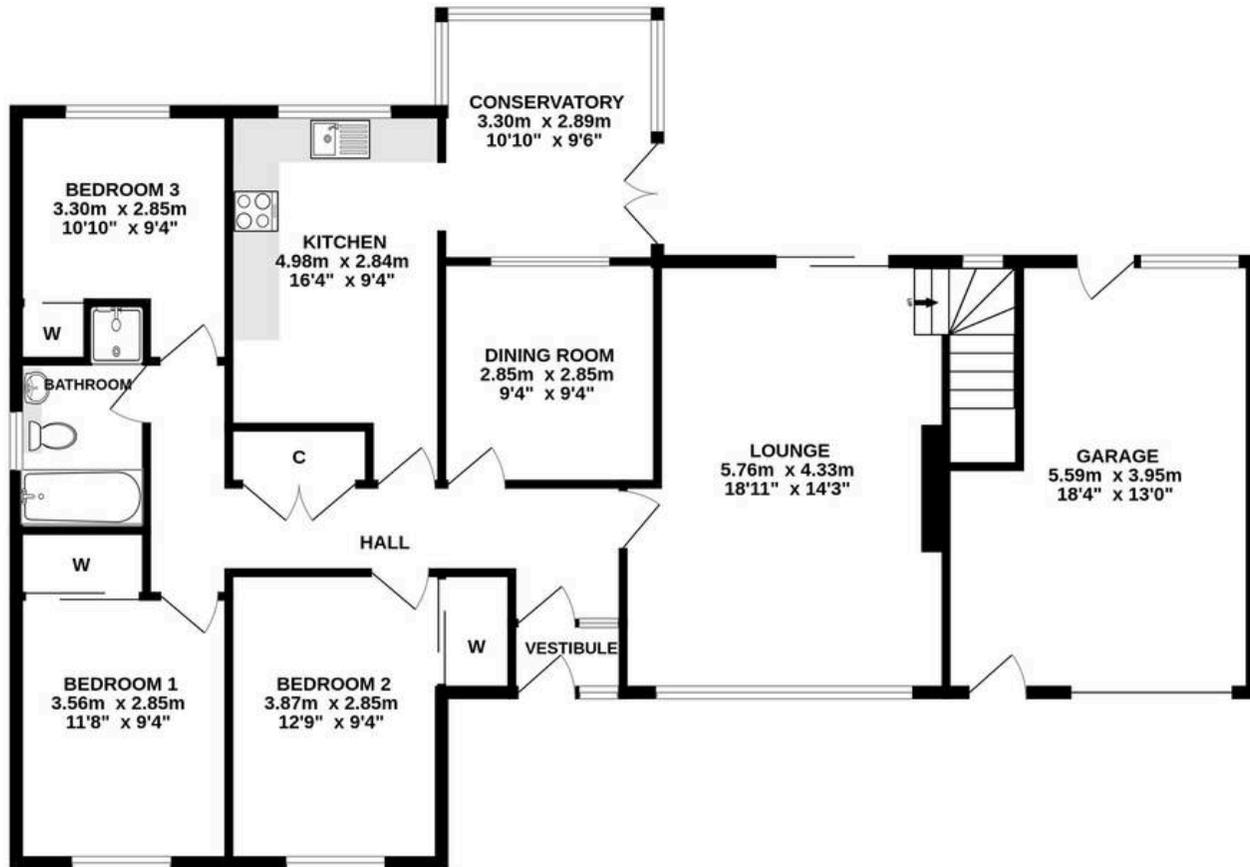








GROUND FLOOR



1ST FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Donald Ross Residential Kilmarnock

Donald Ross Residential, 104-106 John Finnie Street – KA1 1BB

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