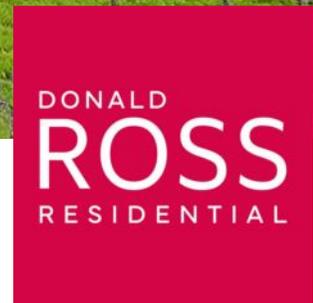




92 Ayr Road, Cumnock

Offers in excess of **£345,000**





92 Ayr Road

Cumnock

Imposing 6-bed detached villa with 2,300+ sq. ft., set in gated gardens. Features 3 receptions, 3 bathrooms, hot tub cabin & 17m garage. Prime location near schools and local amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Impressive and welcoming entrance hall
- Elegant formal lounge featuring a charming wood-burning stove
- Versatile family room with sliding patio doors opening directly onto the garden
- Open-plan dining room to kitchen, perfect for entertaining and family life
- Generous fully fitted kitchen with separate utility room for added convenience
- Six spacious double bedrooms three located on the ground floor and three upstairs
- Three well-appointed bathrooms, including two family bathrooms and a separate shower room
- Timber lean-to cabin, ideal for year-round use and currently housing a relaxing hot tub
- Expansive 17m x 6m garage/workshop with electric door perfect for vehicles, storage, or hobbies
- Fully enclosed private garden grounds with secure gated entrance and excellent kerb appeal

























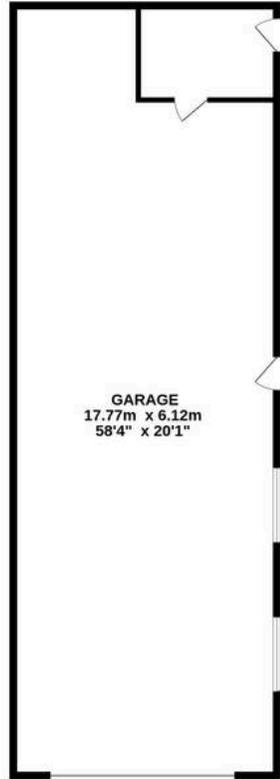




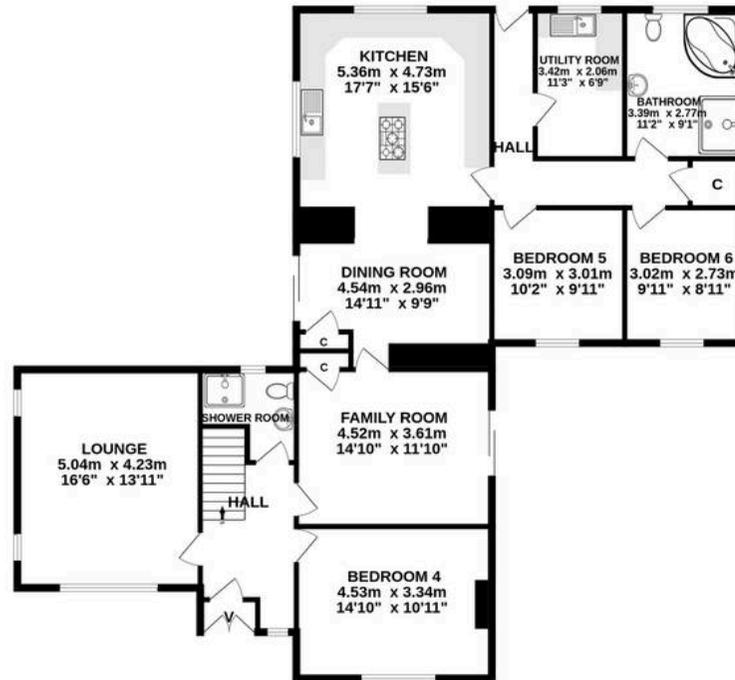




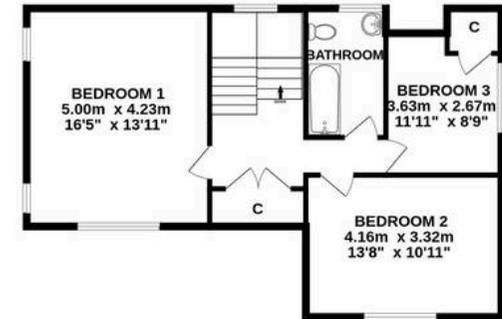
GARAGE



GROUND FLOOR



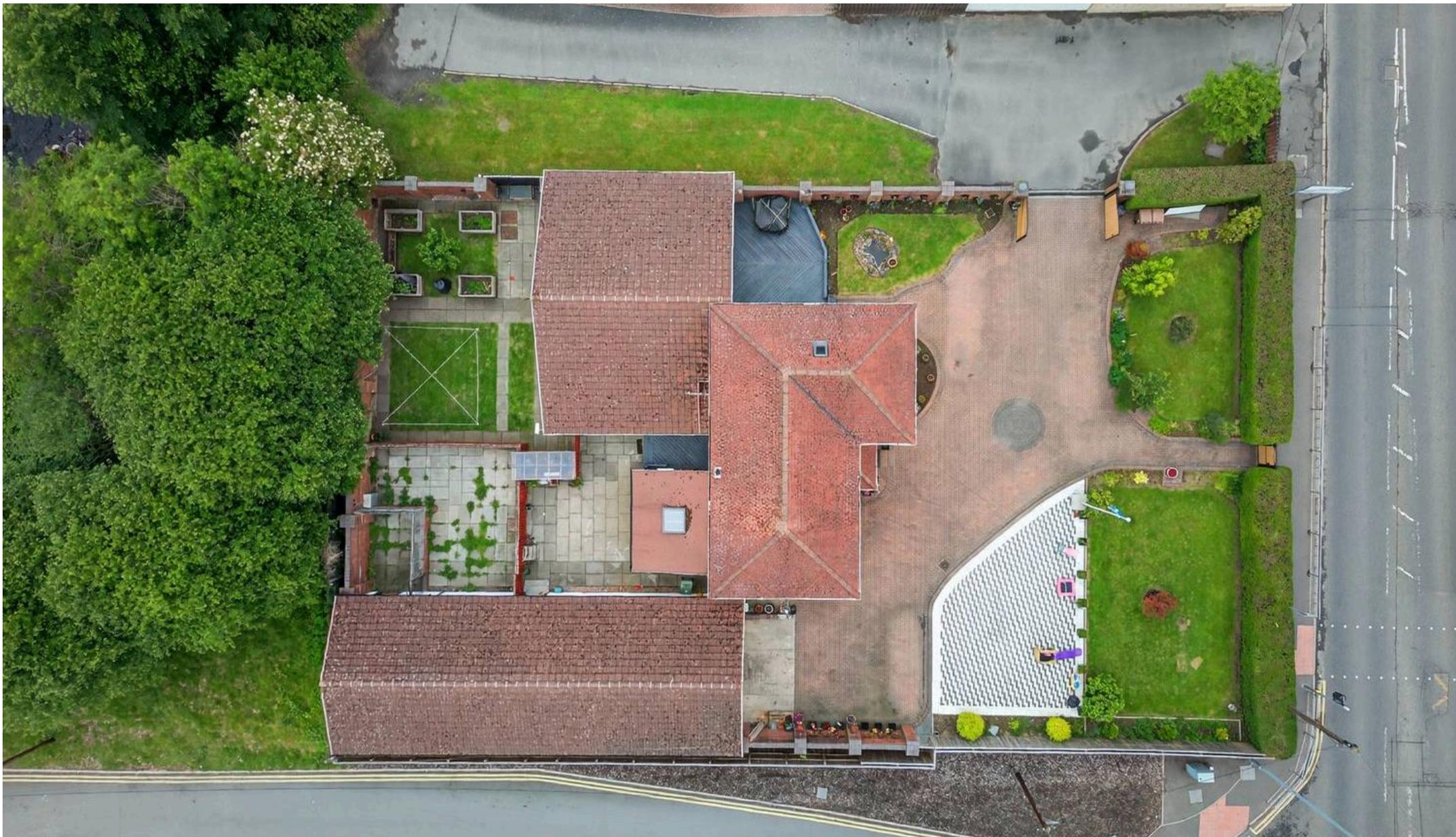
1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

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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While every effort has been made to ensure accuracy, buyers should independently verify all details and review the Home Report before submitting an offer. No warranty or representation is given regarding the property, and neither the agent nor the seller accepts responsibility for any inaccuracies. Buyers must satisfy themselves on all legal aspects.