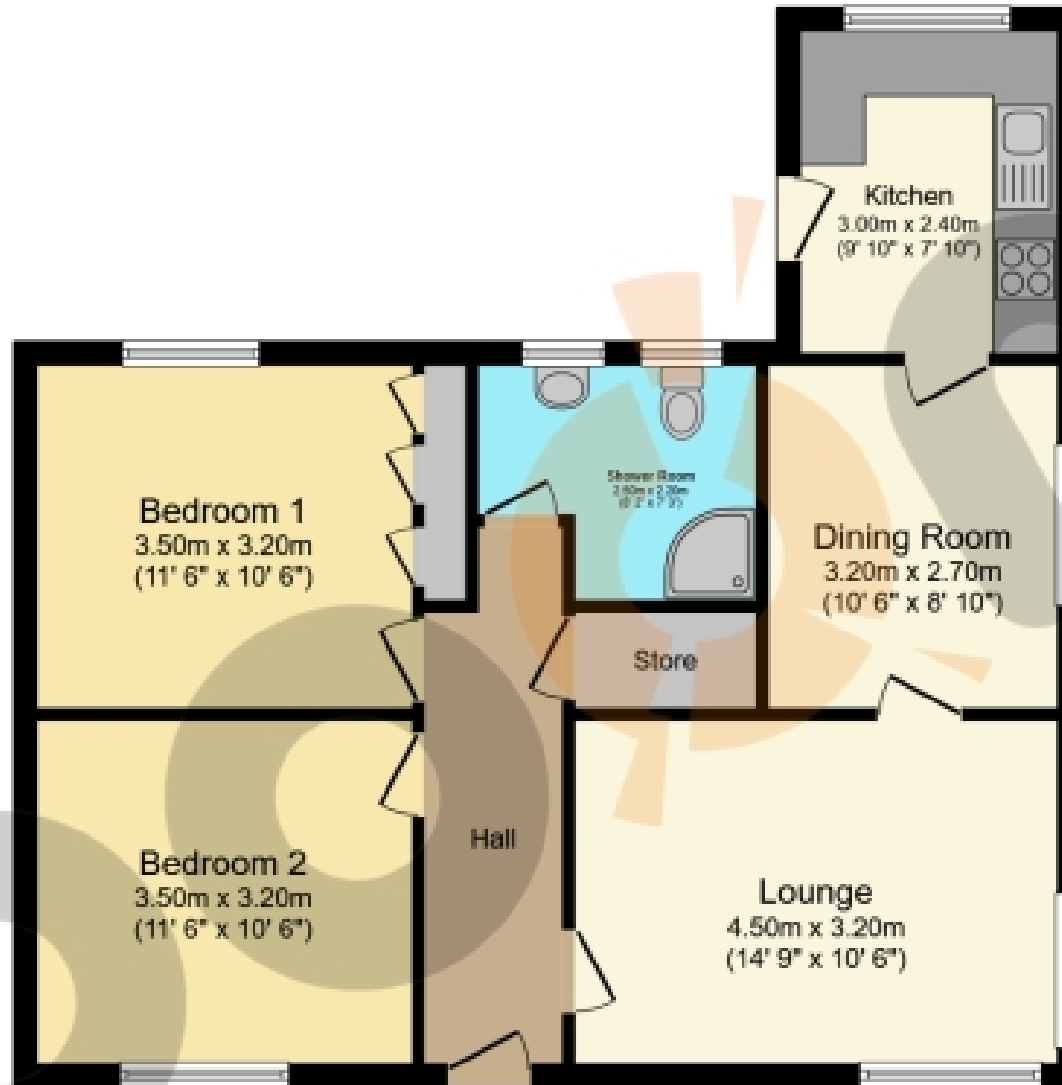




**1 Hearth Place, Cumnock**

**Offers Over £85,000**





## Floor Plan

Floor area 69.2 m<sup>2</sup> (745 sq.ft.)

**TOTAL: 69.2 m<sup>2</sup> (745 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*DELIGHTFUL BUNGALOW SET IN POPULAR LOCALE\* \* MULTICAR DRIVEWAY\* \*PRIVATE MATURE GARDENS\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.1 Hearth Place, a charming, detached bungalow set in the popular Cumnock locale. Boasting private gardens and spacious rooms the property is sure to appeal.

To the front of the property sits a low maintenance gravel garden which is fully enclosed. Up one step, and you will enter into the welcoming entrance hallway.

The lounge boasts excellent dimensions and features a focal point fireplace with wooden surround. The room is bathed in natural light creating a warm and inviting environment to relax and unwind. The lounge gives access to the dining room which provides flexible living. The kitchen is sizeable and features an array of base and wall cabinetry. The white shaker style doors are paired with granite effect worktops providing plenty of room for cooking and preparing. Integrated appliances include an electric hob and extractor and electric oven. Included in the kitchen is also a washer-dryer.

The property boasts two generously proportioned bedrooms, with bedroom one also benefiting from built in storage solutions. Completing the interior is the three piece shower room. The shower room includes a stand alone corner shower, w.c, and wash hand basin with undercounter storage. The shower room is also partially tiled.

To the rear of the property sits a private garden. The garden appeals to many with lawn sections, patio areas and mature shrubbery. The garden is also host to multiple outhouses creating plenty of garden storage. The garden is fully enclosed and completely private thanks to the well maintained hedges and fencing.

The property sits next to the Cumnock memory gardens and a host of shops, amenities and schooling. Cumnock offers a blend of community spirit and convenient amenities. Residents enjoy a range of shops, from local boutiques to larger supermarkets, ensuring everyday needs are easily met. The town boasts a vibrant selection of cafes and restaurants, perfect for social gatherings. Transport links are solid, with regular bus services connecting Cumnock to nearby towns and cities, while the nearby train station provides access to wider destinations. The surrounding countryside adds to the appeal, making Cumnock a pleasant place to live for those who appreciate both convenience and natural beauty.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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