



**42 Coal Road, Auchinleck, Cumnock KA18 2AH**  
**Offers Over £159,000**









Fabulous opportunity to purchase this unique and very spacious traditional extended detached bungalow enjoying a quiet setting within this popular and established residential area of Cumnock.

This superb family home offers accommodation of L-shaped reception hall accessed from the front of the property and allowing access to large lounge, study, three bedrooms and shower room (the master bedroom with fitted wardrobes has an en-suite shower room), deep internal cupboard houses a spiral set of space saving stairs accessing the fully floored and lined loft room.

The large lounge with front facing window has on the focal wall a fire surround to the rear of the lounge is access to the dining area via a short flight of stairs from this dining area again there is stairs accessing the upper kitchen area which has an extensive range of floor standing and wall mounted units with a matching centre island, to the side of the lounge there is access to the sunroom which provides access to the large rear gardens and serves as a utility area.

Features of this property include gas central heating, double glazing and large very private rear garden grounds with a driveway to the front and side of the property providing off street parking and leading to a large garage to the rear. There is additional parking to the front with a private garden area.

The property is found within the village of Auchinleck which itself offers an extensive selection of amenities with supermarket shopping available locally. For more extensive shopping Ayr is easily accessible and offers a wide selection of High Street names. Public transport facilities include regular bus services with frequent rail travel from Auchinleck Railway Station. There are good road links providing access to both Ayr and the A77/M77 Motorway. Schooling is also available locally at both primary and secondary levels.

This truly is a unique and interesting home and the agents have no hesitation in recommending early viewing to fully appreciate the level of accommodation and privacy this property offers.



### DIMENSIONS

Lounge	15'7" x 13'8"
Dining kitchen	19'4" x 11'6"
Utility area	10'4" x 7'2"
Bedroom 1	12'2" x 8'4"
Bedroom 2	11'3" x 10'4"
Bedroom 3	12'2" x 8'6"
Shower room	7'10" x 7'10"
En Suite	7'0" x 4'1"
Study	8'6" x 7'3"
Attic room	17'0" x 11'3"

### ENERGY RATING

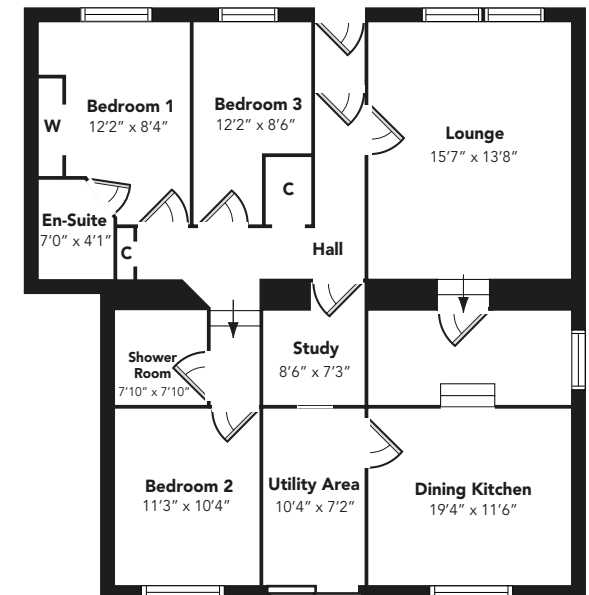
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### FEATURES

- Attractively priced unique traditional property
- Four bedrooms
- Large lounge
- Large private gardens
- Gas central heating
- Double glazing
- Viewing recommended

### COUNCIL TAX

Band B



Floorplans are indicative only - not to scale

Produced by Plushplans



### TRAVEL DIRECTIONS

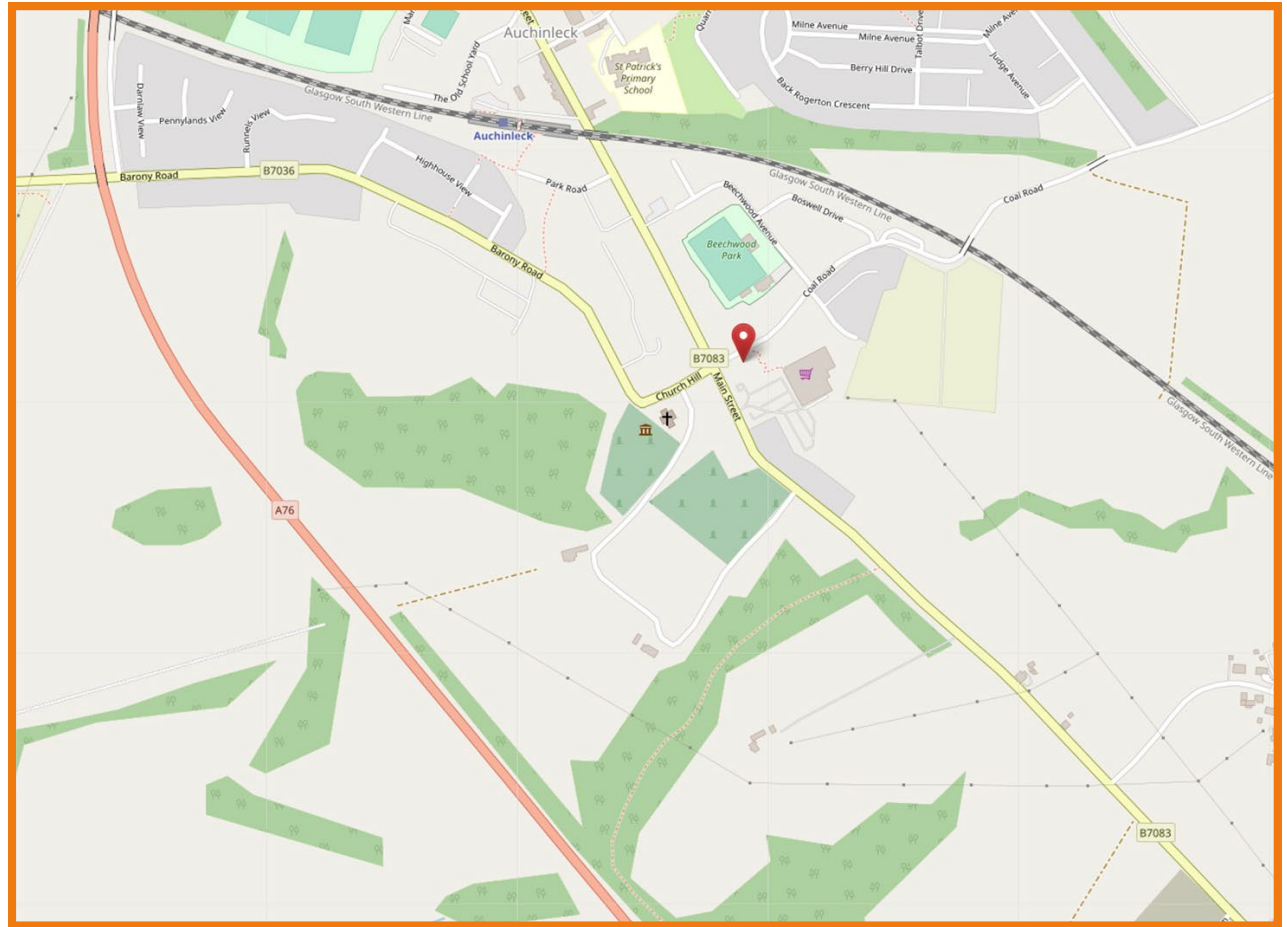
On entering Auchinleck on Mauchline Road continue to Main Street turning left at the Boswell Arms onto Coal Road, veer right continuing on Coal Road where the property sits on the right hand side.

### VIEWING

Strictly by appointment through Barnetts on 01563 522137.

### ENTRY DATE

By arrangement



### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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