



29 Eric Ross Way, Cumnock, KA18 1FH

Offers over £195,000



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This beautiful home was built in 2018 and has not been lived in therefore is presented to the market in brand new condition. This property has the advantage of flexible accommodation which can be used as either a 3 or 4 bedroom family home with a great sized low maintenance garden. Situated within walking distance from the new Barony Campus super school which is due to open in 2020 and combines all ages of education, this location is perfect for all local amenities.

### ACCOMMODATION

Entrance Vestibule, Hall, Sitting Room, Dining Kitchen, Bedroom 4/ Dining Room, Bedroom 3, Family Bathroom, 2 further Bedrooms both with En Suites. Garden to the front and rear. Driveway.

### ENTRANCE VESTIBULE (4'4" X 5'3" OR 1.34M X 1.62M)

Entered through red UPVC door with opaque glazed panels. Ceiling light. Central heating radiator thermostat. Through glazed door into the Hallway.

### HALL (7'6" X 14'7" OR 2.33M X 4.48M)

Inset ceiling spot lights. Built in storage cupboard housing meter and fuse box. Central heating radiator.

### SITTING ROOM (15' X 12'3" OR 4.71M X 3.77M)

Windows to the front and sides. Ceiling light. Two central heating radiators with thermostat controls. Television points.



### DINING KITCHEN (16'4" X 12'4" OR 5M X 3.79)

Two windows to the side. Double patio doors leading to the rear garden. Inset ceiling spot lights. Central heating radiator with thermostat controls. Fitted base and wall units. Stainless steel 1 1/2 bowl sink and drainer. Oven and gas hob with stainless steel extractor hood over. Space and plumbing for washing machine and fridge. Cupboard housing 'Potterton Promax Ultra' central heating boiler. Television point.



### BEDROOM 3 (10'7" X 8'4" OR 3.29M X 2.58M)

Window to the front. Ceiling light. Television point. Central heating radiator with thermostat controls. Built in wardrobe with hanging rail, shelf and mirrored sliding doors.



### DINING ROOM/ BEDROOM 4 (10'9" X 10'9" OR 3.33M X 3.34M AT WIDEST POINTS)

Window to the rear. Ceiling light. Central heating radiator with thermostat controls. Television point.

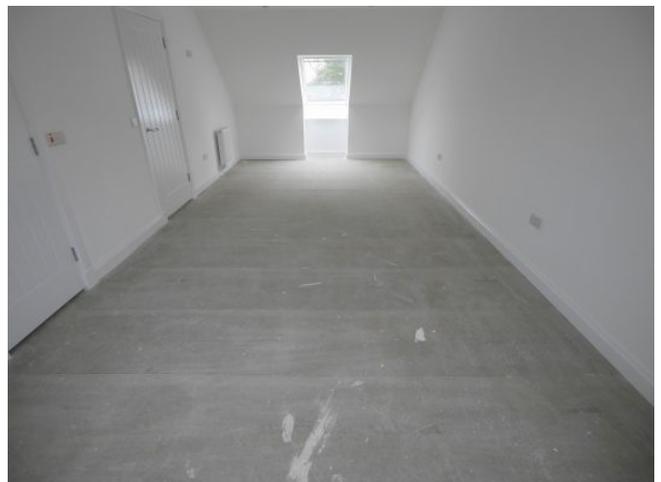
From the Hall, the staircase leads to the Landing.

### LANDING (6'4" X 5'4" OR 1.98M X 1.65M)

Velux skylight to the rear. Ceiling light. Central heating radiator with thermostat controls.

### BEDROOM 1 (26'1" X 11' OR 7.95M X 3.36M)

Window to the front and Velux skylight to the rear. Inset ceiling spot lights. Two central heating radiators with thermostat controls. Television point.



### EN SUITE (8'4" X 2'9" OR 2.56M X 0.89M INTO THE SHOWER ENCLOSURE)

Ceiling light. Extractor fan. Shower enclosure with electric 'Mira Vie' shower and Respatex cladding. W.C. Wash hand basin. Chrome ladder style central heating radiator.

## BEDROOM 2 (20'7" X 10' OR 6.32M X 3.07M)

Velux skylight to the rear. Inset ceiling spot lights. Central heating radiator with thermostat controls. Television point. Two built in wardrobes with hanging rails, shelves and mirrored sliding doors.

## EN SUITE (8'5" X 2'8" OR 2.57M X 0.87M)

Ceiling light. Extractor fan. Shower enclosure with electric 'Mira Vie' shower and Respatex cladding. W.C. Wash hand basin with tiled splashback. Chrome ladder style central heating radiator with thermostat control.

## OUTSIDE

Paved driveway to the front for two cars. Small lawn to the front. Path to the side of the house leading to the rear garden. Patio with steps leading up to the lawn. Large lawn area with trees at the rear.

## NOTES

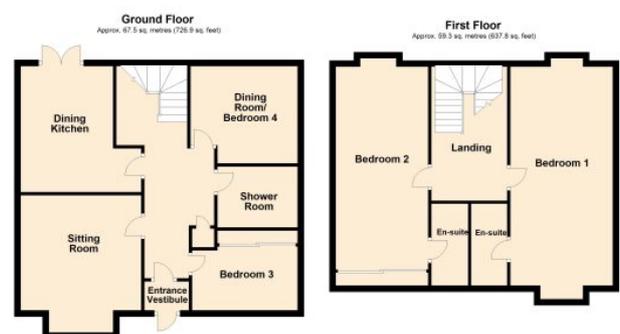
This property has an ample supply of power points, full central heating and double glazing. This property has the added benefit of solar panels which contribute to the electric supply. All integrated appliances are included in the sale. No guarantees will be given with the white goods included. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band B. Council Tax Band E.

## VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272

## ENTRY

By negotiation.



Total area: approx. 126.8 sq. metres (1364.7 sq. feet)

## DIRECTIONS

Entering Cumnock on the B7083 follow the road and turn left onto Ayr Road and then right onto New Bridge Street. Turn left onto Lugar Street and follow the road until the mini roundabout where you take the third exit onto Holmhead Road. Take the second left onto Hospital Road and follow this road until it becomes Eric Ross Way. Number 29 is on the left.

### **Consumer Protection for Unfair Trading Regulations 2008, Business Protection from Misleading Marketing Regulations 2008**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





# BRAIDWOODS

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