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make yourself a home

64 Dauner Way

Cumnock, KA18 1FP

Signature

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Forming part of the Afton Braes development by the renowned local housebuilder Campbell Homes, this spacious detached family home is exquisitely presented and features a completely flexible layout of accommodation, finished to a high specification and benefitting from a large plot with bright and sunny rear garden.

Craig Robertson
Director



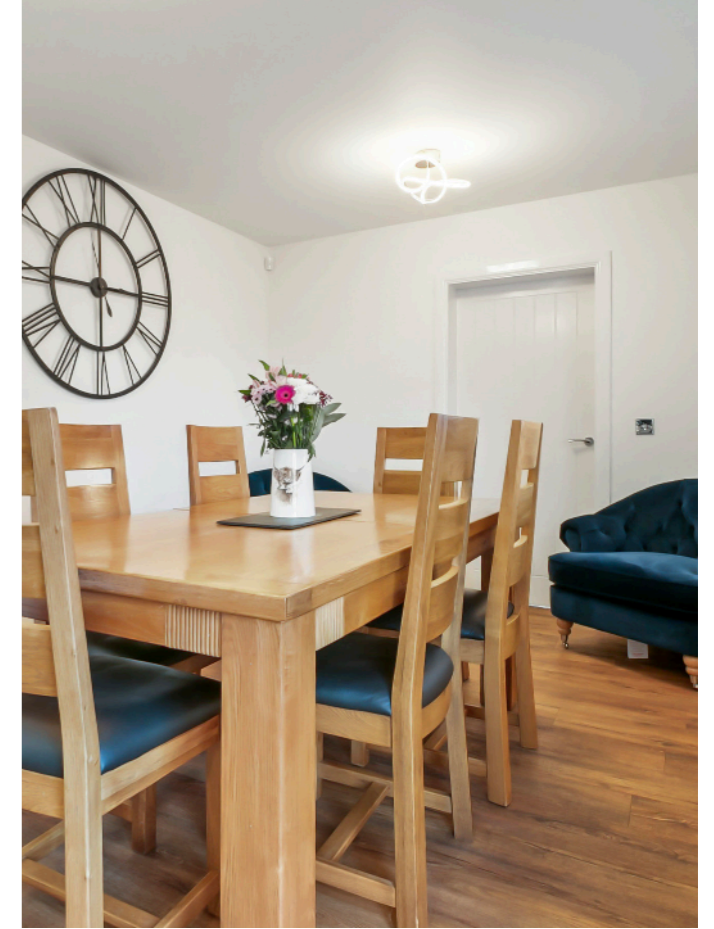


Entering through the front door you are greeted by a broad welcoming reception hallway with staircase to the upper level and access to all of the downstairs apartments.



These include the front facing lounge as well the stylish kitchen and family room at the rear. A real hub of the home, this space is perfect for entertaining with family and friends but equally ideal to accommodate dining for the whole family. There is also French doors to the rear garden and a handy utility/laundry room with direct access in to the integrated garage. Also on the ground floor is

a stylish shower room and fourth bedroom which could also be utilised as a second family room or home office if required. On the upper landing is another flexible space which could have multiple uses including a work from home station, as well as two useful built in cupboards. There are three bedrooms on the first floor including an impressive master suite complete with walk in dressing



room and large en-suite, an upgrade from the standard builder specification. Completing the accommodation is the family bathroom. An uncommon feature in most new build properties, the property has excellent storage throughout as well a modern gas central heating system and UPVC double glazing.





64 DAUNER WAY, CUMNOCK, KA18 1FP

Stylish executive detached villa

Constructed in 2021

Part of the popular Afton Braes development

Four bedrooms and superb open plan living

Family bathroom, en-suite and downstairs shower room

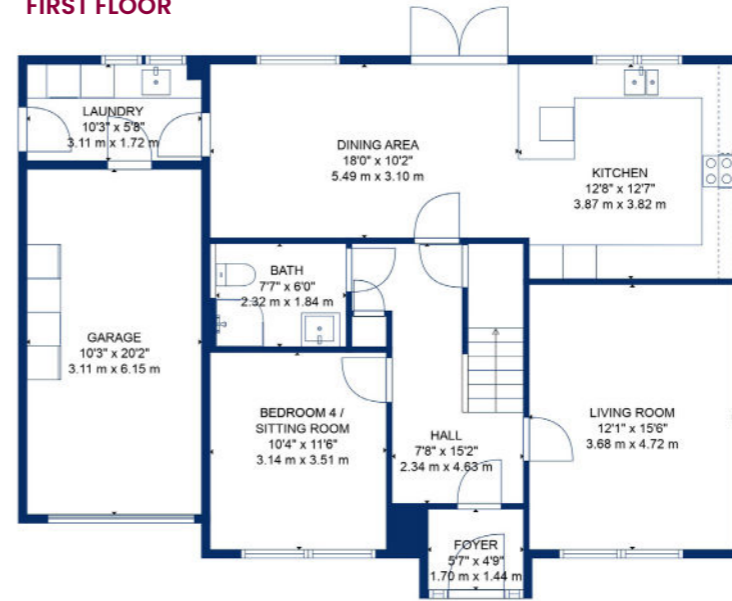
Walking distance to the Barony Campus

Approx 1 mile to the town centre

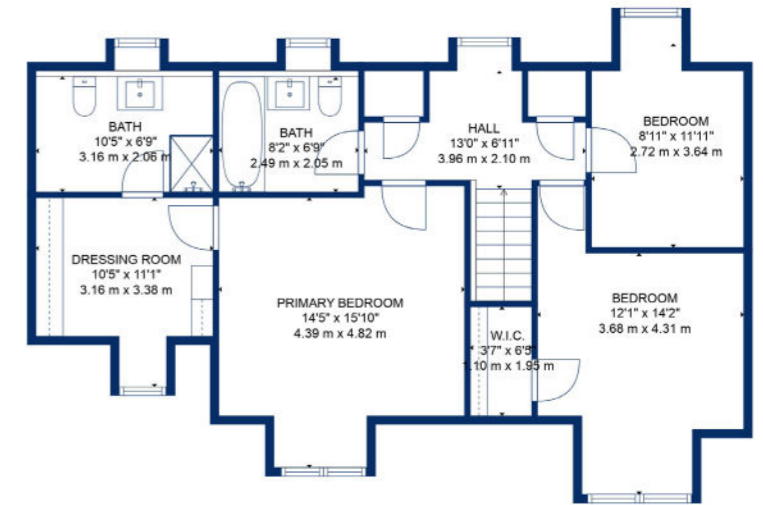




FIRST FLOOR



SECOND FLOOR





Situation

Situated on the outskirts of the vibrant town of Cumnock, this property enjoys close proximity to an excellent range of amenities. It is within easy walking distance of the state-of-the-art Barony Campus, which includes a Primary School, Early Childhood Centre, and the Robert Burns Academy. Conveniently located approximately one mile from Cumnock town centre, Afton Braes offers easy access to a variety of bars, restaurants, supermarkets, and other facilities. A children's playpark is just a short walk away, while nearby Auchinleck provides a regular direct train service to Glasgow City Centre.

Post code for sat Nav: **KA18 1FP**

EPC rating: **B**

Council tax band: **E**

SQM: **156 sqm**

Prestwick **01292 471511** | Irvine **01294 317013** | Kilmarnock **01563 593560**

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