



GLENVUE BUNGALOW
CUMNOCK, EAST AYRSHIRE



GLENVUE BUNGALOW, CUMNOCK, EAST AYRSHIRE

A delightful detached bungalow with lovely countryside views.

Mauchline 2.8 miles ■ Cumnock 4.5 miles ■ Glasgow 34 miles

About 0.21 acres

Offers Over £295,000

- 2 Reception Rooms, Conservatory, 3 Bedrooms (master en suite), Kitchen, Utility Room, Family Bathroom.
- Integral double garage.
- Spacious and bright accommodation.
- Pretty enclosed gardens and ample parking.
- Photovoltaic panels, with annual payment.



Galbraith

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 OnTheMarket

SITUATION

Glenvue Bungalow is situated in a superb rural setting by Mauchline, East Ayrshire. Primary schooling is available along with a good range of services including a doctor's surgery and local shops. Local services and facilities are available in Cumnock and Auchinleck (2.4 miles). Secondary schooling is located in Cumnock at the Barony Campus which includes schooling and early childhood centres. The towns of Kilmarnock (12 miles) and Ayr (14 miles) offer a wider range of amenities including excellent shopping, restaurants, cinemas and sports facilities. Glasgow city centre is accessible via the A76 and M77. There are excellent transport links in the area with a regular train service to Glasgow from Kilmarnock and Auchinleck. Glasgow Prestwick Airport is about 15 miles distant whilst Glasgow International Airport (about 37 miles) offers both national and international flights.

Mauchline is known for its connections with Scotland's National poet, Robert Burns who lived with his wife at Mossgiel Farm from 1774 to 1788. The town features the Burns House Museum. Nearby places of interest include Dumfries House, a Palladian country house set in a 2,000 acre estate with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee shop. At Auchinleck Estate there are enjoyable riverside walks to Wallace's Cave and Peden's Cave, and the River Ayr gorge walk by the Mauchline Viaduct is close by. Auchinleck Mansion House, was built by Lord Auchinleck, James Boswell in the late 1700s. There is a popular coffee shop and gift shop (Boswell's Coach House) within the Estate grounds.

DESCRIPTION

Built around 1995, Glenvue Bungalow is an attractive detached single storey bungalow built of timber frame with a pitch tiled roof, finished in white render.

There is a lovely living room with coving, fireplace with marble and wood surround and electric fire, sliding glass doors lead into the conservatory. Filled with natural light and with access to the gardens it is an ideal space for enjoying the stunning rural views. The kitchen benefits from dual aspect windows and has traditional farmhouse style floor and wall cabinets with single sink, integrated appliances including electric hob and separate oven and dishwasher (not integrated). There is a dining room, 3 bedrooms (master en suite shower room), two of the bedrooms have fitted full length wardrobes, family bathroom and utility room with plumbing for washing machine.

Glenvue Bungalow has lpg gas central heating together with an air source heat pump providing heating/cooling via wall-mounted convector units.

There is an adjoining double garage with concrete floor and power, providing internal access to Glenvue Bungalow.

ACCOMMODATION

Entrance Hall. Living Room. Conservatory. Dining Room. 3 Bedrooms (master en suite), Kitchen, Utility Room, Family Bathroom.



Living Room



Kitchen

GARDEN (AND GROUNDS)

Glenvue Bungalow sits within a lovely, well-established garden which enjoys superb views over the surrounding Ayrshire countryside. There are metal gates at the entrance which leads to a tarmac parking area. The gardens are mostly laid to lawn with a sheltered leylandii hedge, colourful borders with shrubs, cherry tree, climbing honeysuckle and daffodils all providing a variety of colour throughout spring and summer. There is a large patio area off the conservatory which is well placed to make the most of the stunning countryside views.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private drainage to septic tank	Freehold	LPG Gas central heating	Band E	D60	FTTP	Yes

*Fibre To The Premises is available.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no risk of flooding at Glenvue Bungalow.

ACCESS

There is a Right of Access over points AB on the plan with shared maintenance of the road.

SOLAR PANELS

There are photovoltaic panels installed on the roof providing electricity and feed-in-tariff income.

DIRECTIONS

Take the A76 from Kilmarnock and proceed for about 10 miles. After passing the turning to Catrine (B713) on the left hand side, take the next left. Glenvue Bungalow is the second property on the left hand side.

POST CODE

KA18 2LU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [//w3w.co/fluffed.paving.prospers](https://w3w.co/fluffed.paving.prospers)

SOLICITORS

DW Shaw, 5 Kilmarnock Road, Mauchline, KA5 5DB

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU



FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. All curtains, blinds and white goods are included within the sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

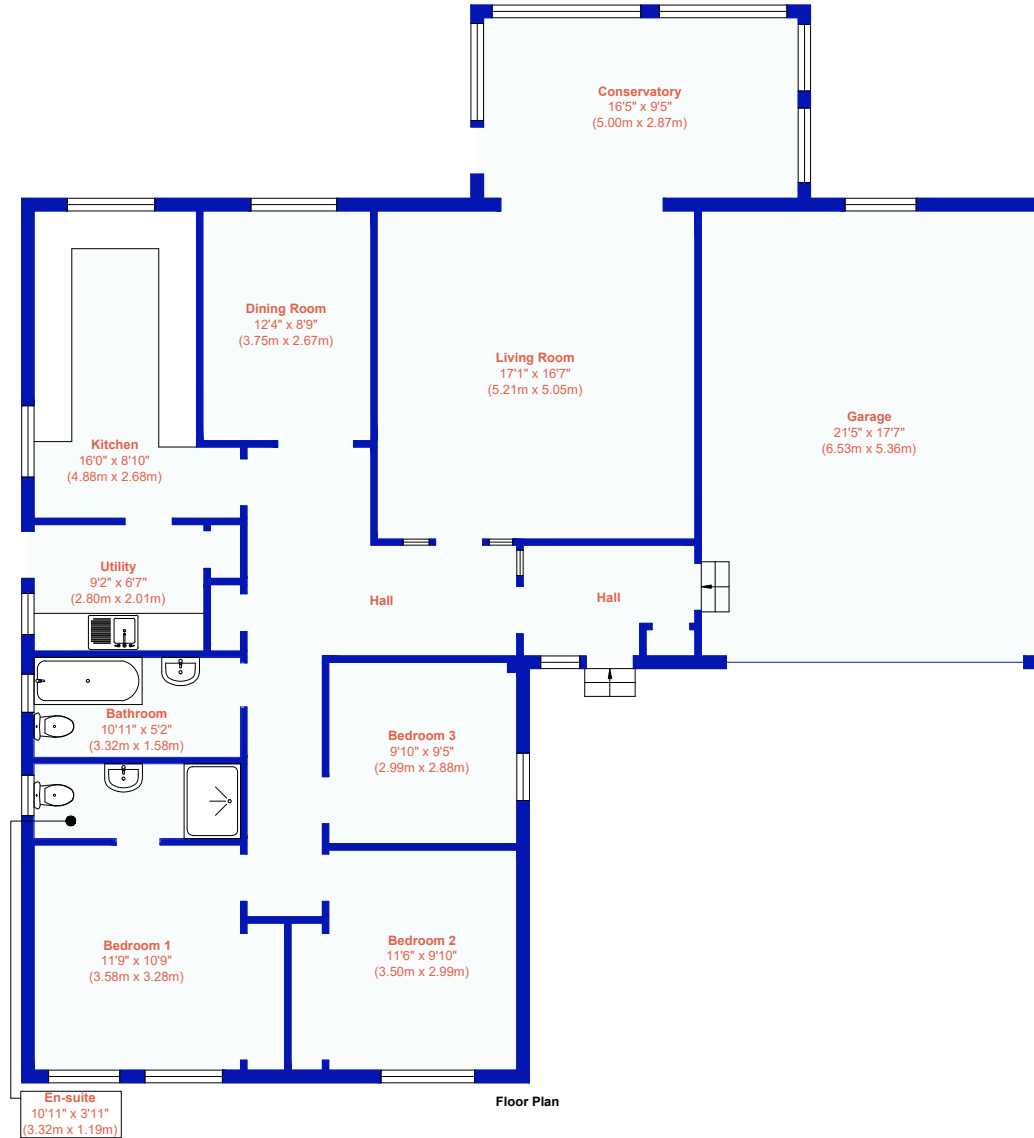


Conservatory



Bedroom

Glenvue Bungalow, Cumnock, East Ayrshire, KA18 2LU



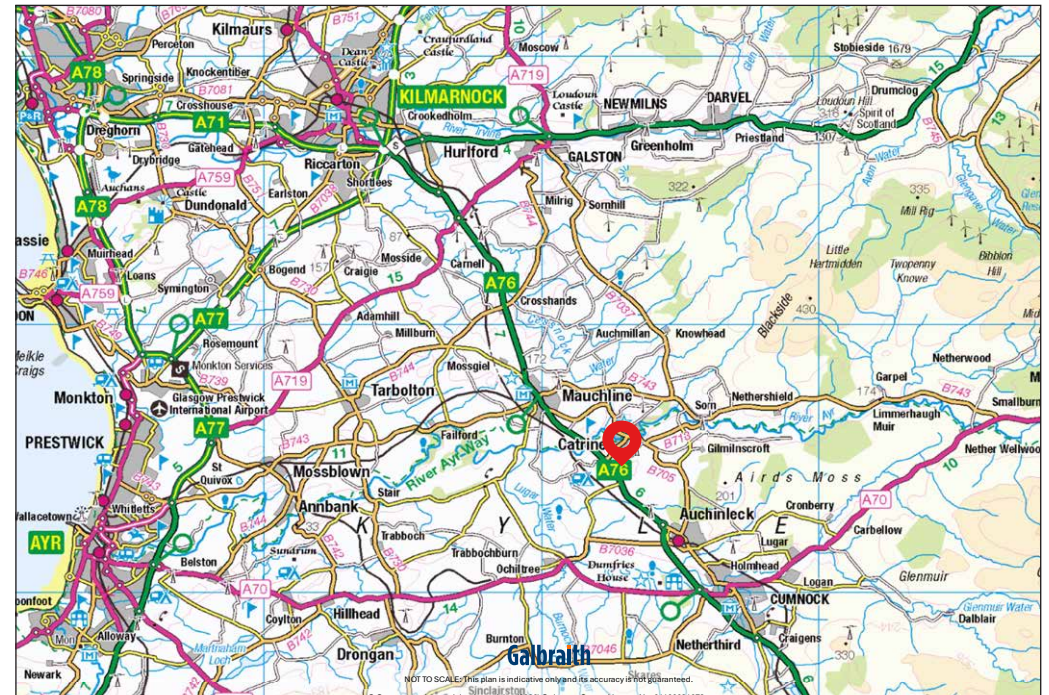
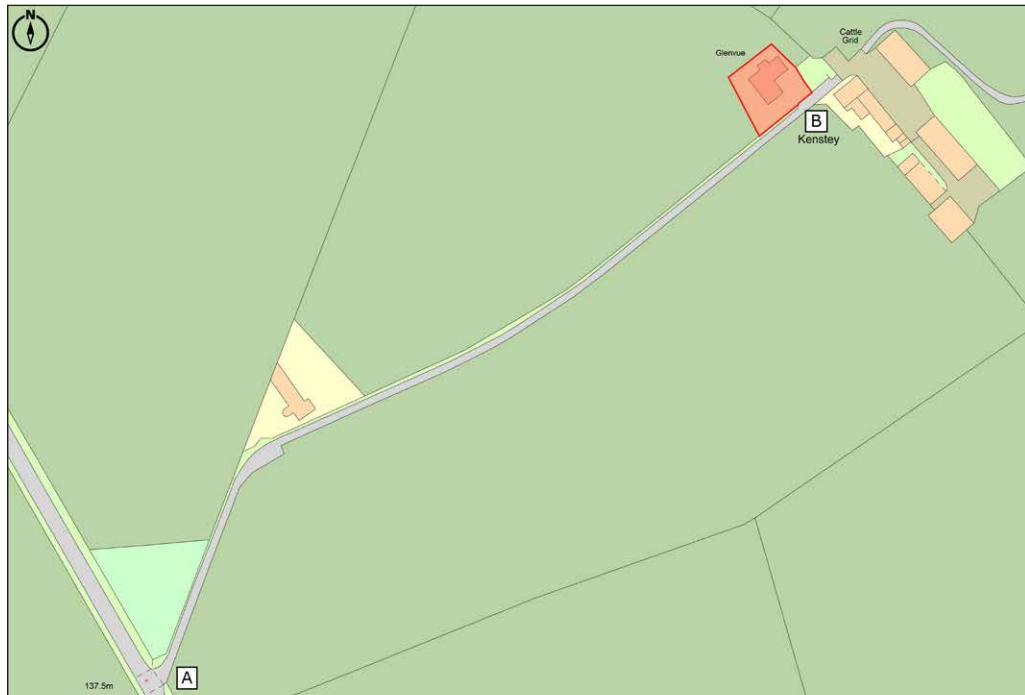
Approx. Gross Internal Floor Area 1922 sq. ft / 178.65 sq. m (Including Garage)

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2026.





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