



RESIDENCE

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## 4 Bedrooms | 3 Public Rooms | 2 Bathrooms

An excellent opportunity to purchase a currently under construction 4 bedroomed chalet style detached villa adjacent to Muirkirk Golf Club.

This unique development is consisting of only 2, striking homes that will be finished to a high standard and offer a spacious and versatile layout of apartments formed over 2 levels. The first in the development is near completion and the second is due for completion late summer/ early autumn.

The accommodation consists of a welcoming reception hallway and open plan study/office area, cloakroom/wc with 2-piece suite, formal lounge which could be used as a downstairs 4th bedroom if required. Contemporary designed and fitted kitchen with open plan diner and family room with bi-folding doors, utility room and an impressive garden room with French doors and aspects to the front and side. On the upper floor there are 3 double bedrooms with master en-suite shower room whilst there is a contemporary designed and fitted family bathroom.

Features of the homes will include air source heat pumps, quality double glazing, monobloc driveway, garage and gardens.

Pictures used of first property, near completion.

The properties are located on the periphery of the village. Muirkirk provides a range of shops, amenities, public transport, sports facilities and primary schooling. Secondary schooling is located in Cumnock. Muirkirk is also well situated for access to main towns and cities of Ayr, East Kilbride, Strathaven and Glasgow Airport, Glasgow city centre via the M74.



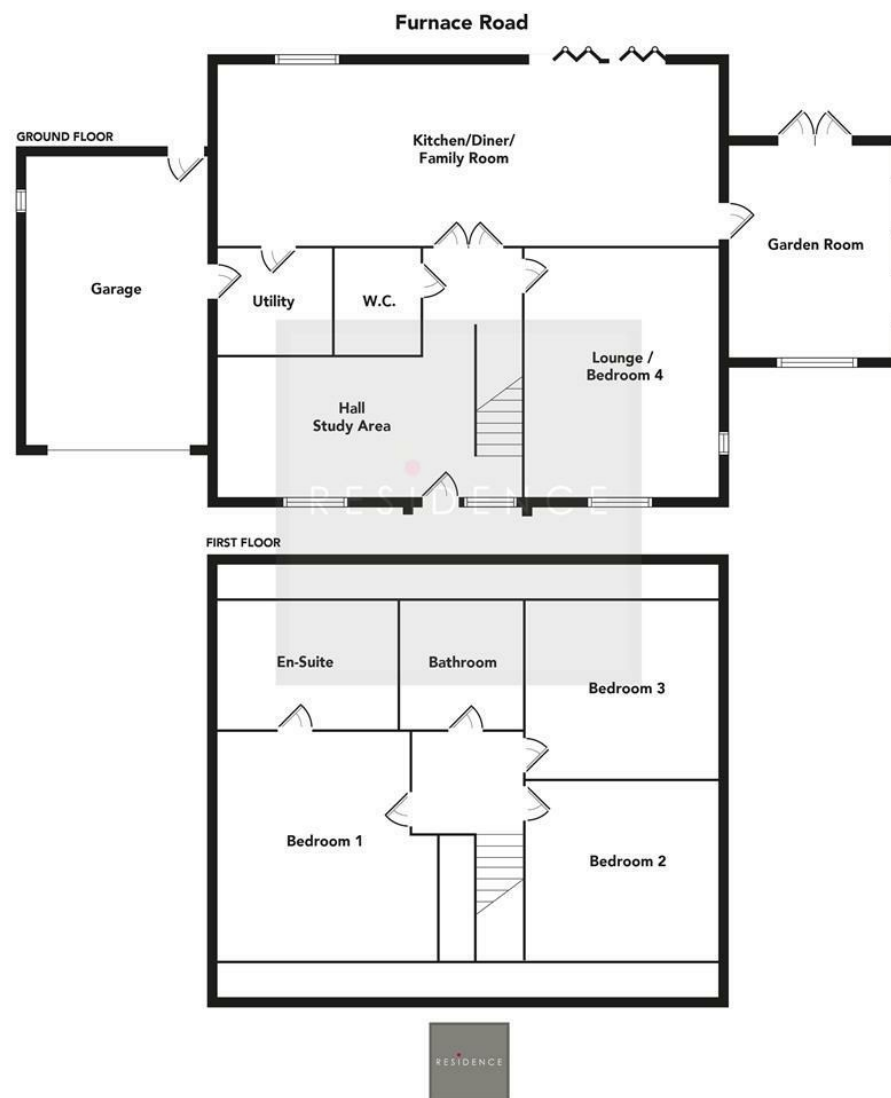
sq ft | EER =





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Floor Plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation  
 as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,  
 independent investigation of the property to determine to your satisfaction as to the suitability  
 of the property for your space requirements.  
 Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.