



RESIDENCE

10 Meanlour Drive, Smallburn, KA18 3PX

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Viewing by appointment with Residence Strathaven

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3 Bedroom | 1 Public Room | 1 Bathroom



A spacious three-bedroom end terrace property, ideally situated within the semi-rural village setting of Muirkirk, offering excellent family accommodation and generous outdoor space.

This impressive home benefits from a large driveway to the front, providing off-street parking for multiple vehicles. Internally, the property welcomes you with a sizeable entrance vestibule, leading through to a bright and spacious dining lounge, complete with French doors opening out to the rear garden—perfect for both everyday living and entertaining.

The ground floor further comprises a well-proportioned kitchen with convenient external side door access, along with a modern family bathroom.

On the upper level, there are three generously sized double bedrooms, two of which benefit from fitted wardrobes, offering excellent storage solutions.

Externally, the fully enclosed rear garden has been thoughtfully designed for family living, featuring a dedicated children's play area, low-maintenance astro grass, and a patio area ideal for outdoor dining. A standout feature is the large, versatile outhouse/summer house, complete with full power supply, making it an ideal home office, studio, or additional living space.



Located in Muirkirk, the property benefits from a variety of local amenities, including shops, public transport, sports facilities, and primary schools. Secondary education is available in Cumnock. Muirkirk offers convenient access to key towns and cities such as Ayr, East Kilbride, Strathaven, and Glasgow Airport, with Glasgow city centre easily accessible via the M74 motorway.

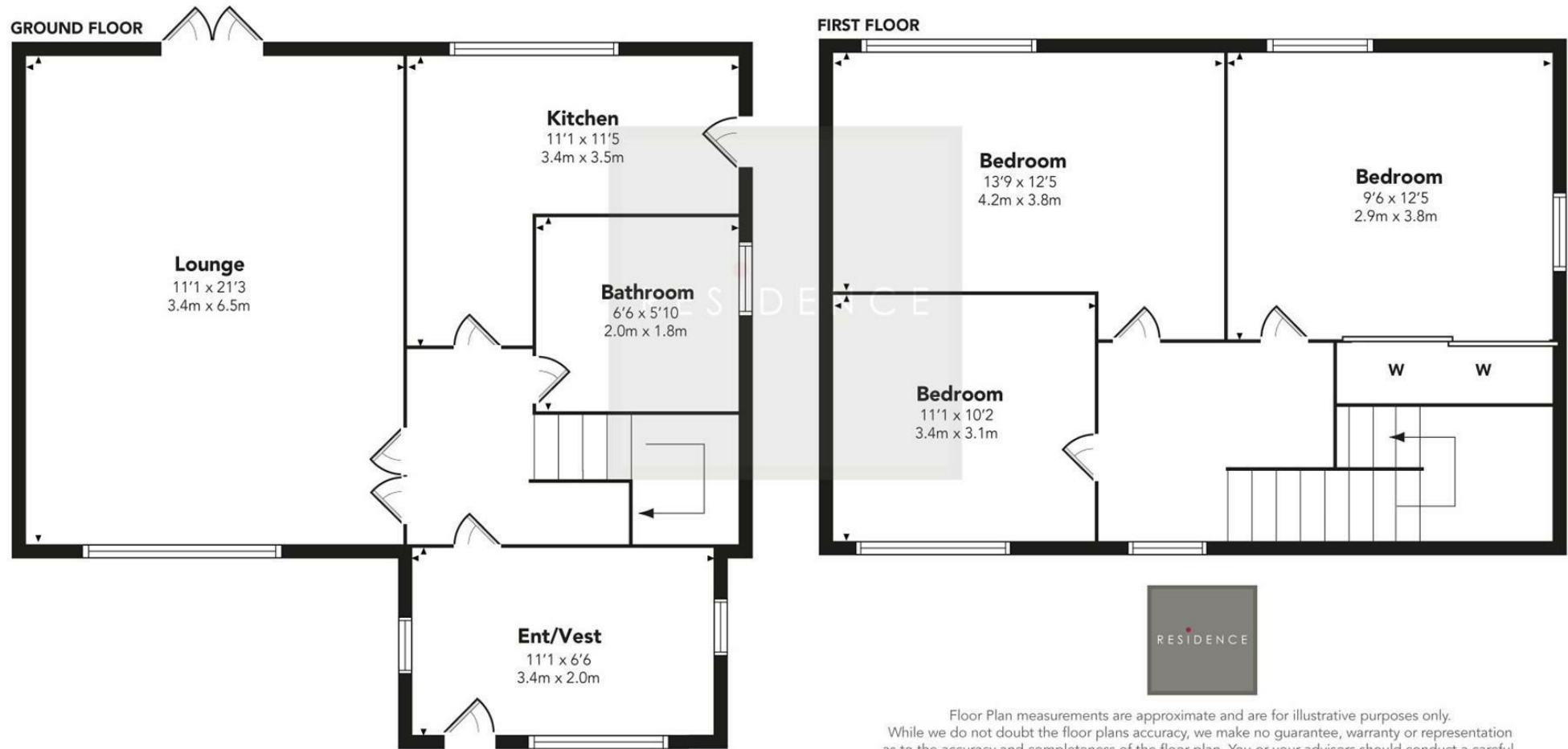
1011.80 sq ft | EER = C



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Meanlour Drive



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.