



49 Main Street

Muirkirk  
Cumnock, KA18 3QR  
P.O.A.

**GREIG**  
*Residential*



## Main Street

Muirkirk, Cumnock, KA18 3QR

Proudly presenting to the market this charming four bedroom semi detached bungalow located within the heart of the village of Muirkirk with direct access to local amenities and transport links. Having been lovingly maintained offering an abundance of flexible living space all on the level with neutral décor throughout, complimented by low maintenance wrap around gardens and plentiful off street parking, this property will appeal to a wide range of buyers and sure to impress all who view.





#### Porch

1.37m x 1.30m (4' 6" x 4' 3") Accessed by outer white UPVC door, with neutral décor, fitted carpet and oak/opaque door giving access to hallway.

#### Hallway

6.40m x 4.50m (21' 0" x 14' 9") Accessed from porch, offering neutral décor, fitted carpet, storage cupboard, shelved alcove with spotlights and door access to lounge, four bedrooms and rear hallway.

#### Lounge

4.23m x 3.50m (13' 11" x 11' 6") Generous proportioned main apartment offering soft neutral décor, fitted carpet, featuring electric fire set within wood surround and double glazed window to the front.

#### Kitchen/Dining

5.84m x 3.48m (19' 2" x 11' 5") Generous sized fitted kitchen offering white gloss wall and base units with beige work surfaces, integrated double oven, induction hob, stainless steel sink and drainer, plumbing/space for fridge and freezer, plentiful space for dining table and chairs, vinyl flooring and double patio doors giving access to rear gardens.

#### Utility Room

2.60m x 2.11m (8' 6" x 6' 11") Utility room providing additional base units, plumbing/space for washing machine, tumble dryer and dishwasher, stainless steel sink and drainer, wall hung combi boiler installed in 2021, vinyl flooring and double glazed window to the side.

#### Sitting Room/Bedroom Two

4.19m x 3.63m (13' 9" x 11' 11") Currently used as a second sitting room, generously proportioned, could be utilised as a second bedroom, offering soft neutral décor, stylish vinyl flooring, featuring electric fire set within wood/stone surround and double glazed window to the side.

#### Bedroom One

4.75m x 4.12m (15' 7" x 13' 6") Generous double bedroom offering neutral décor, fitted carpet and double glazed window to the front.

#### Bedroom Three

3.10m x 2.90m (10' 2" x 9' 6") Generous double bedroom offering soft neutral décor, fitted carpet, three door sliding mirrored wardrobes and double glazed window to the side.

#### Bedroom Four

3.14m x 3.08m (10' 4" x 10' 1") Single bedroom, currently used as a home office, offering neutral décor, fitted carpet and double glazed window to the front.

#### Rear Hallway

4.22m x 3.25m (13' 10" x 10' 8") Giving access to kitchen/dining, utility room, storage cupboard and bathroom, with white UPVC door giving access to rear gardens.

#### Bathroom

2.65m x 2.37m (8' 8" x 7' 9") Four piece suite comprising of WC, wash hand basin, bath and corner shower cubicle, chrome heated towel rail, ceiling spotlights, tiling to walls and floor with double glazed opaque window to the side.

#### External

Complimented by low maintenance wrap around private gardens laid with astro, surround by greenery, complimented by raised decking area extending from the rear of the property, perfect for al fresco dining and entertaining.

Further benefiting from plentiful off street parking on ample driveway leading to detached garage through secure gate, with well manicured lawn to the front.

#### Council Tax Band

Band C

#### Locality

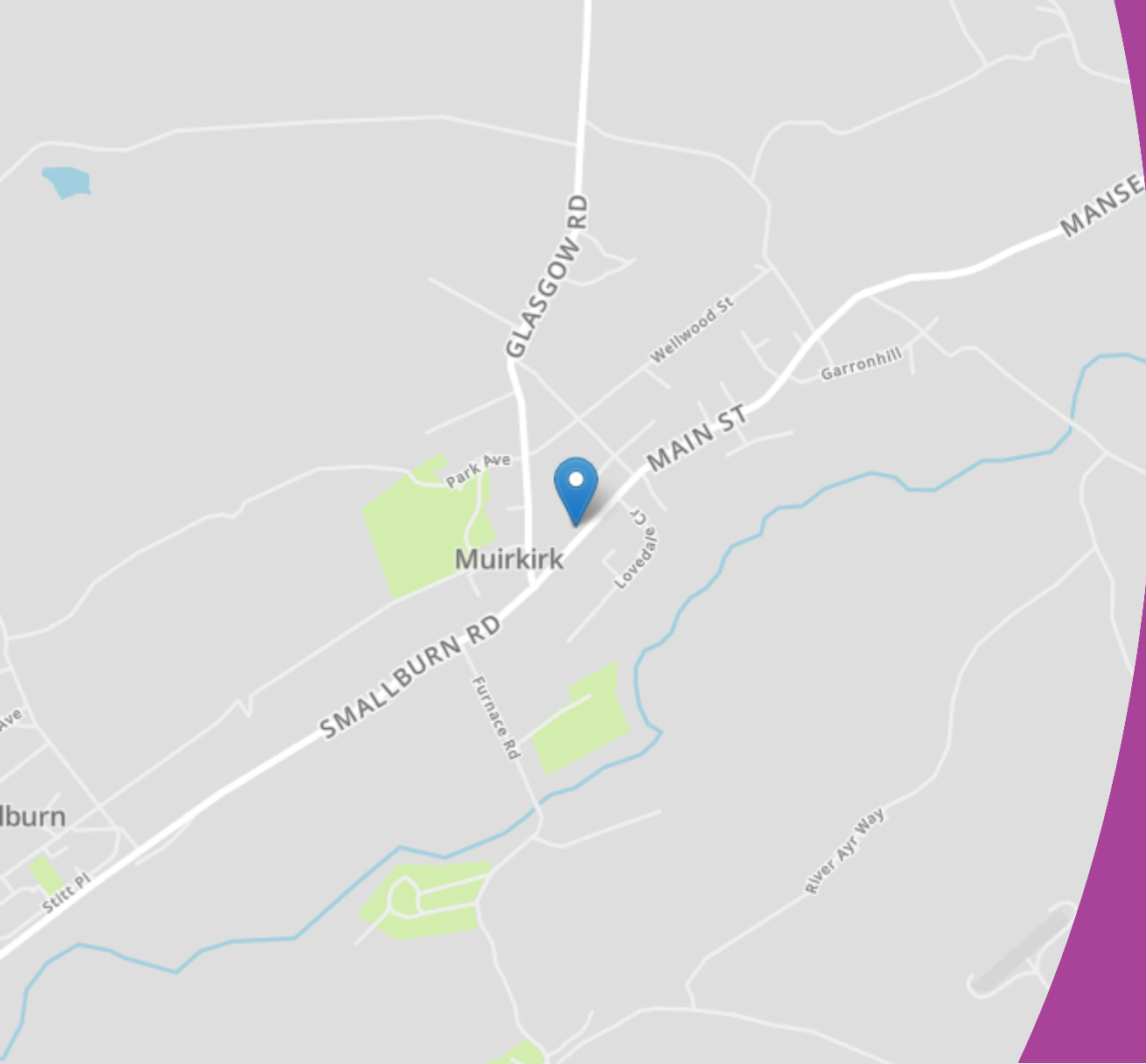
Set on the north bank of the River Ayr, Muirkirk is an idyllic semi rural village offering a wide variety of local amenities and transport links with the town of Cumnock only a short drive away. The surrounding area is one of scenic beauty and is a great place for walking. Easily accessible, set on the A70 between Ayr and Edinburgh and within 10 miles of M74 motorway.

#### DISCLAIMER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



**GREIG**  
*Residential*



Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)