



8 William Murdoch Walk

Lugar
Cumnock, KA18 3ER
P.O.A.

GREIG
Residential



William Murdoch Walk

Lugar, Cumnock, KA18 3ER

Perfectly positioned within a rarely available modern development, built only two years ago this pristine four bedroom detached villa epitomises the modern family home. Boasting spacious accommodation which has been thoughtfully designed offering great versatility for single storey or family living. Complete with contemporary neutral decor and stylish fixtures and fittings throughout, this impressive villa is set on an extensive wrap around plot providing well maintained private landscaped gardens and ample off street parking.

Located on the periphery of the charming semi rural village of Lugar, surrounded by open Ayrshire countryside outlooks whilst maintaining ease of access to all local amenities with the villages of Cumnock and Auchinleck only a short drive away, this is the ideal family home or downsize and is sure to impress all who view.





Hallway

9.30m x 2.50m (30' 6" x 8' 2") Access is given via a black UPVC outer door to a grand welcoming entrance hallway offering fresh white decor, practical storage cupboard, ceiling spotlights and stylish marble effect floor tiles. The hallway offers access to the lounge, kitchen, dining room/bedroom four, shower room and a carpeted staircase leads to the upper level.

Lounge

4.95m x 3.95m (16' 3" x 13' 0") Generously proportioned main apartment boasting fresh white decor, plentiful space for free standing furniture, ceiling spotlights, modern boxed bay window to the front.

Kitchen/Dining

5.30m x 4.00m (17' 5" x 13' 1") Newly fitted dining sized kitchen complete with navy shaker style handle-less wall and base units providing ample storage with complimentary work surface with complimentary marble effect work surface, integrated oven, induction hob and hood, microwave, fridge freezer, washing machine and dish washer, composite grey sink and drainer, neutral decor, clear glass splashback, ceiling spotlights, breakfast bar seating area, plentiful space for dining table and chairs, two double glazed windows to the side and double glazed french doors overlooking and leading to the rear garden.

Dining Room/Bedroom Four

3.35m x 2.80m (11' 0" x 9' 2") A spacious second apartment currently utilised as a dining room but could make a superb bedroom offering fresh white decor, triple sliding door fitted wardrobes, ceiling spotlights, marble effect tiled flooring and french doors leading to the rear garden.

Bedroom Three

3.35m x 2.75m (11' 0" x 9' 0") Conveniently located on the lower level, a spacious double bedroom with fresh white decor, triple sliding door fitted wardrobes, stylish grey fitted carpet and two double glazed windows to the front.

Shower Room

2.30m x 2.05m (7' 7" x 6' 9") Practically located on the lower level comprising of a wash hand basin and wc combination unit, corner shower cubicle, neutral decor, ceiling spotlights, chrome heated towel rail, marble effect tiled flooring and a double glazed opaque window to the side.

Bedroom One

4.19m x 3.35m (13' 9" x 11' 0") The impressive master bedroom is a generous double offering fresh white decor, triple sliding door fitted wardrobes, fitted carpet and a double glazed velux window to the front.

Bedroom Two

5.75m x 3.45m (18' 10" x 11' 4") Generous double bedroom with fresh white decor, fitted carpet and a double glazed velux to the front.

Shower Room

5.75m x 3.45m (18' 10" x 11' 4") Completing the accommodation is the shower room comprising of a wash hand basin with vanity unit, corner shower cubicle,

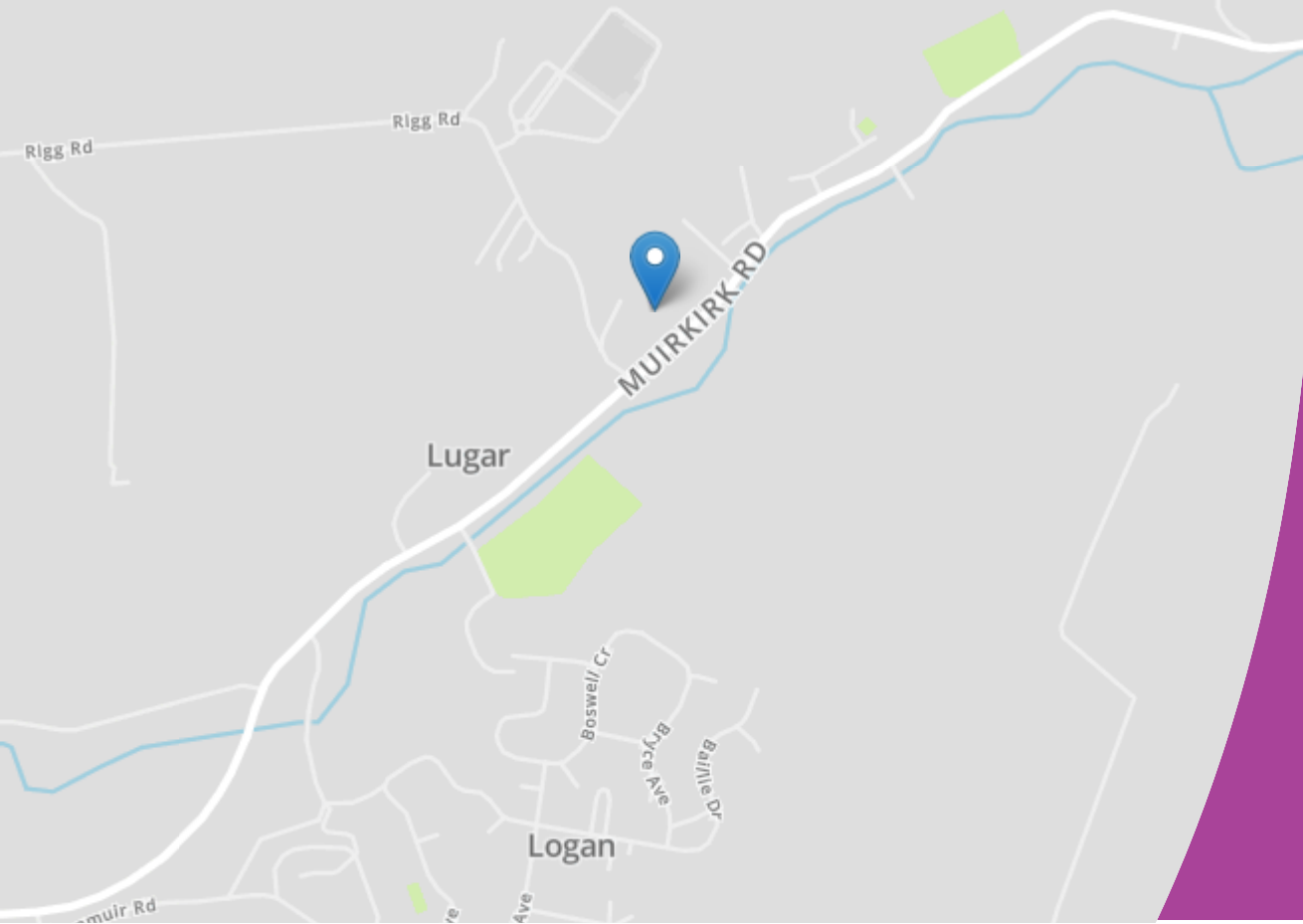
Externally

Set on an extensive semi rural plot boasting wrap around gardens, the front garden is complete with a well manicured lawn area and a mono block driveway allowing for ample off street parking. The rear garden is fully enclosed with a spacious lawn and paved patio perfect for al fresco dining and entertaining.

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