



RESIDENCE

1a Wellwood Avenue, , KA18 3RW

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## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms

This newly completed, modern three/four-bedroom detached family bungalow offers a thoughtfully designed layout characterised by bright, spacious, and versatile living areas spread across two levels.

The accommodation features an inviting reception hallway with a staircase to the upper floor and a convenient storage cupboard. On the ground floor, there is a shower room equipped with a three-piece suite, a formal lounge overlooking the front of the property, and a flexible dining or family room that seamlessly connects to a contemporary fitted kitchen. The kitchen boasts a range of base and wall-mounted storage units, work surfaces, and integrated appliances. Additionally, it includes a utility cupboard and double-glazed French doors that open onto an elevated sun deck at the rear. There is also a second living room that could be utilised as a fourth bedroom, featuring double-glazed doors leading to the decked terrace.

The upper level comprises three double bedrooms and a modern, well-appointed family bathroom.

Notable features of the property include gas central heating, underfloor heating throughout, solar panels, double glazing (including Velux windows), an 'A' band EPC rating, a monobloc driveway, and generous garden grounds.

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.



1593.10 sq ft | EER = A





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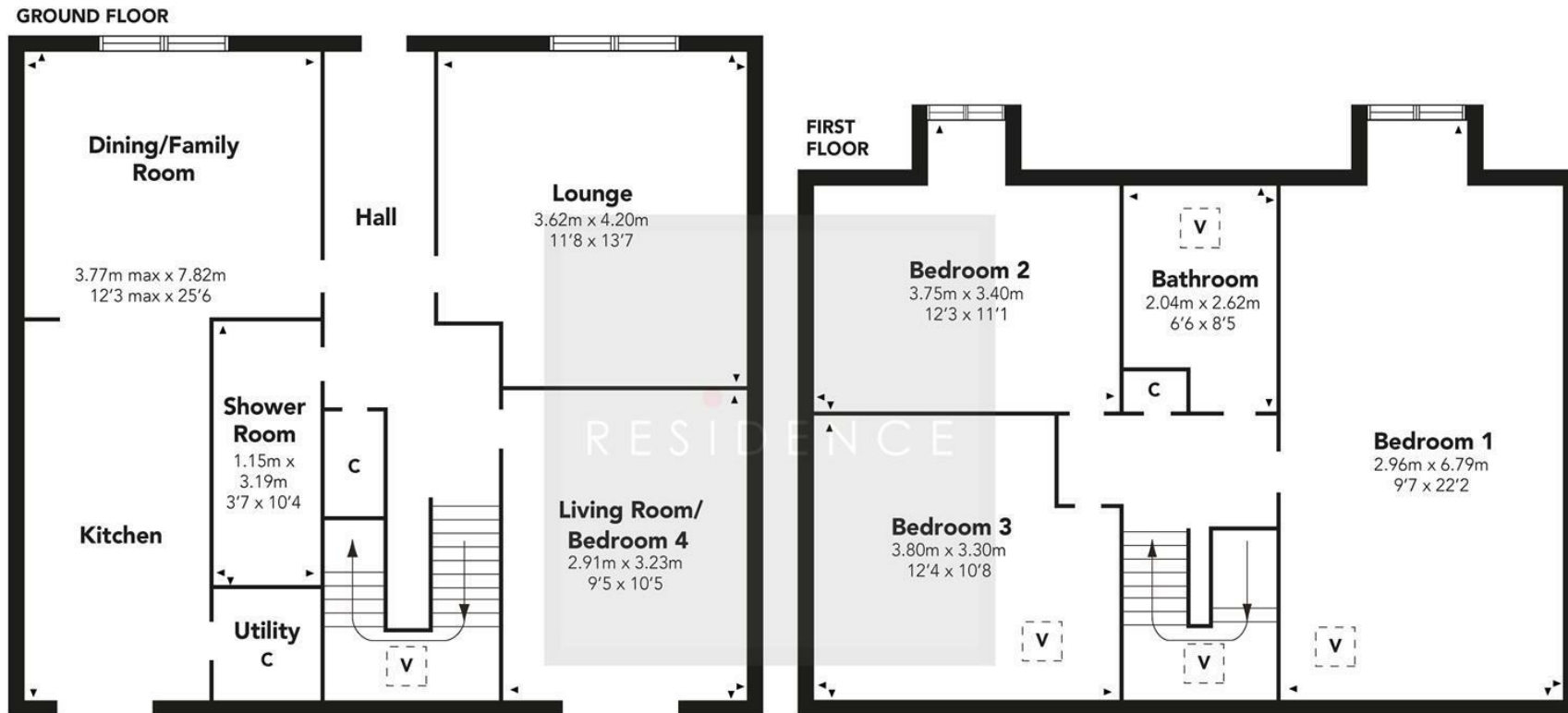








## Wellwood Avenue



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.