



AB Properties



104 Smallburn Road  
Muirkirk, Cumnock, KA18 3RF

Offers over £164,995







'The Old Toll' is a charming cottage located on the edge of the quaint village of Muirkirk in East Ayrshire.

Beautifully presented throughout, this deceptively spacious property offers flexible accommodation over one level which comprises of; a welcoming entrance hallway, a bright lounge with French Doors leading to the rear gardens, a well-equipped kitchen with integrated oven and hob, and a breakfast bar for informal dining, three spacious bedrooms (one of which is currently used as a dining room) ensuite shower room and a beautiful bathroom complete with a luxurious spa bath.

Externally there are fully enclosed garden grounds to the rear and side of the property which have been beautifully finished with low maintenance in mind. An attractive garden room has been installed to provide further space for entertainment or leisure, and there is also a separate timber store and drying/boot room making this a fantastic property for those who enjoy an outdoor lifestyle.

Beyond the enclosed gardens there is a large plot immediately to the rear. These grounds could be further enclosed and developed for a variety of uses.

Muirkirk is a quiet village located directly on the A70 which is appealing to commuters. It offers amenities including shops, fuel station, Post Office, a choice of pubs and a golf course. Nearby you can find the towns of Cumnock, Strathaven and Douglas, with Ayr and Kilmarnock further afield.

For those who enjoy walking there is an abundance of choice including the Cairn Table Loop and Loudon Hill.



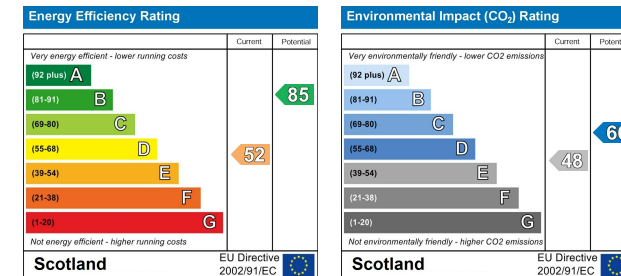
Approx Gross Internal Area  
86 sq m / 928 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Graph



### Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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