



**12 Muirkirk Road**  
**Lugar**

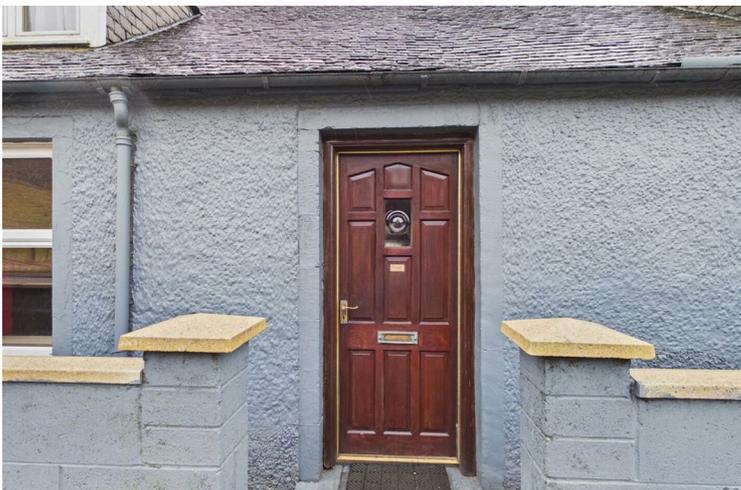
**£70,000**  
**Freehold**

We are proud to present this charming mid-terrace home located on Muirkirk Road in the historic village of Lugar. This property was built circa 1880 and offers a unique opportunity for those seeking a spacious home with character in a picturesque setting.

The house features one inviting reception room, perfect for relaxing or entertaining guests. With three well-proportioned bedrooms, there is ample space for families or individuals looking for extra room. The property also includes a bathroom, catering to the needs of modern living.

Situated in a village steeped in history, this home is not only a comfortable residence but also an investment opportunity in a community that boasts a rich heritage. The surrounding area offers a blend of tranquil village life while still being accessible to local amenities.

This property is ideal for those who appreciate character and charm, making it a wonderful place to call home. Whether you are a first-time buyer, a growing family, or an investor, this house on Muirkirk Road presents a fantastic opportunity in a delightful setting. We invite you to explore the potential this property has to offer.

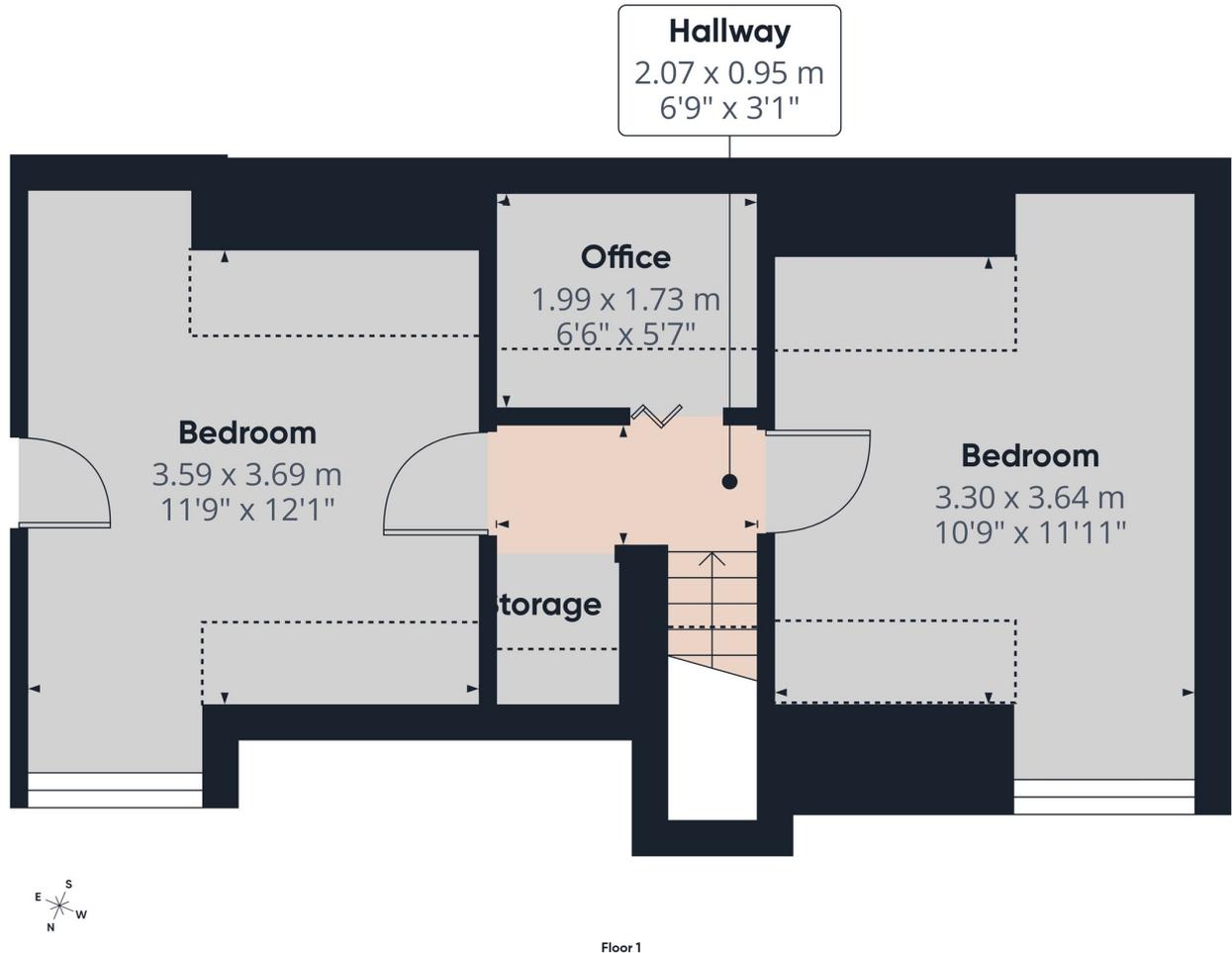


- Charming character home • Historic village setting • 3 spacious bedrooms • 1 reception room • Mid-terrace house



- Sunroom with views
- Development potential
- Needs modernisation
- Investment opportunity
- Viewing highly recommended





**Approximate total area<sup>(1)</sup>**  
34.9 m<sup>2</sup>  
376 ft<sup>2</sup>

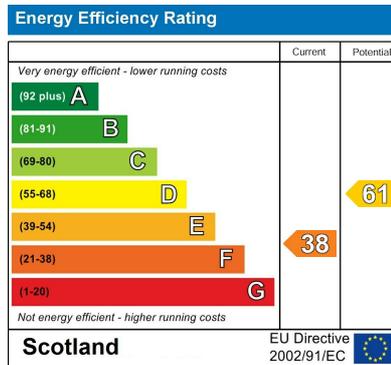
**Reduced headroom**  
7.5 m<sup>2</sup>  
80 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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