



40 Dunlop Road, Lugton, KA3 4DX
Offers Over £165,000





Unique opportunity to purchase this spacious semi-detached bungalow in need of general upgrading and modernisation to most areas and providing good accommodation within the Lugton area located between Dunlop and Beith.

Enjoying a rural setting the property has accommodation of reception hall accessed from a porch area, very spacious lounge with a window formation to the front and side overlooking private gardens, large dining sized kitchen accessed to the rear of the hallway and featuring an extensive range of older style floor standing and wall mounted units the kitchen provides access to the utility room and deep storage cupboard. Further accommodation includes three bedrooms and a bathroom.

Externally the property has gardens to the front, side and rear with a long driveway area offering off street parking, there is double glazing and LPG central heating with external gas storage.

The property is located just a short distance from the A736 and 5 minute drive from Dunlop, 10 minutes from Beith. Dunlop itself offers a range of local amenities to include shops and schooling available at primary level. Secondary level education is available within the nearby town of Stewarton. Public transport facilities include regular bus services on the A736 and excellent rail travel from Dunlop Railway Station in fact found less five minutes by car from the property. This station offers a frequent and efficient rail service to Glasgow City Centre. The nearby town of Barrhead offers further extensive amenities to include a wide selection of shops (including many High Street names) as well as an excellent level of supermarket shopping. There are good road links providing easy access via Paisley to the M8 Motorway.

This is a unique opportunity however as stated the property does require upgrading.

DIMENSIONS

Lounge	15'0" x 15'0"
Kitchen	19'4" x 9'2"
Utility Room	6'2" x 5'8"
Bedroom 1	15'0" x 12'3"
Bedroom 2	14'5" x 13'0"
Bedroom 3	10'5" x 9'2"
Bathroom	8'7" x 7'0"

FEATURES

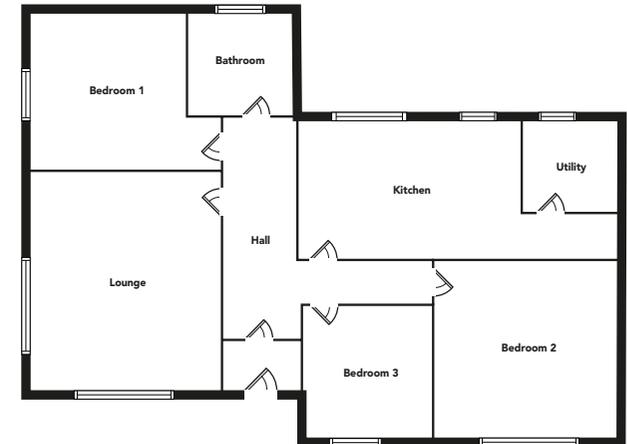
Excellent family home in need of upgrading and modernisation.
 Superb rural location
 Large public room
 Three bedrooms
 Long driveway
 Gas central heating
 Double glazing

COUNCIL TAX

Band D

ENERGY RATING

F



Floorplans are indicative only - not to scale
 Produced by [Plushplans](#)



TRAVEL DIRECTIONS

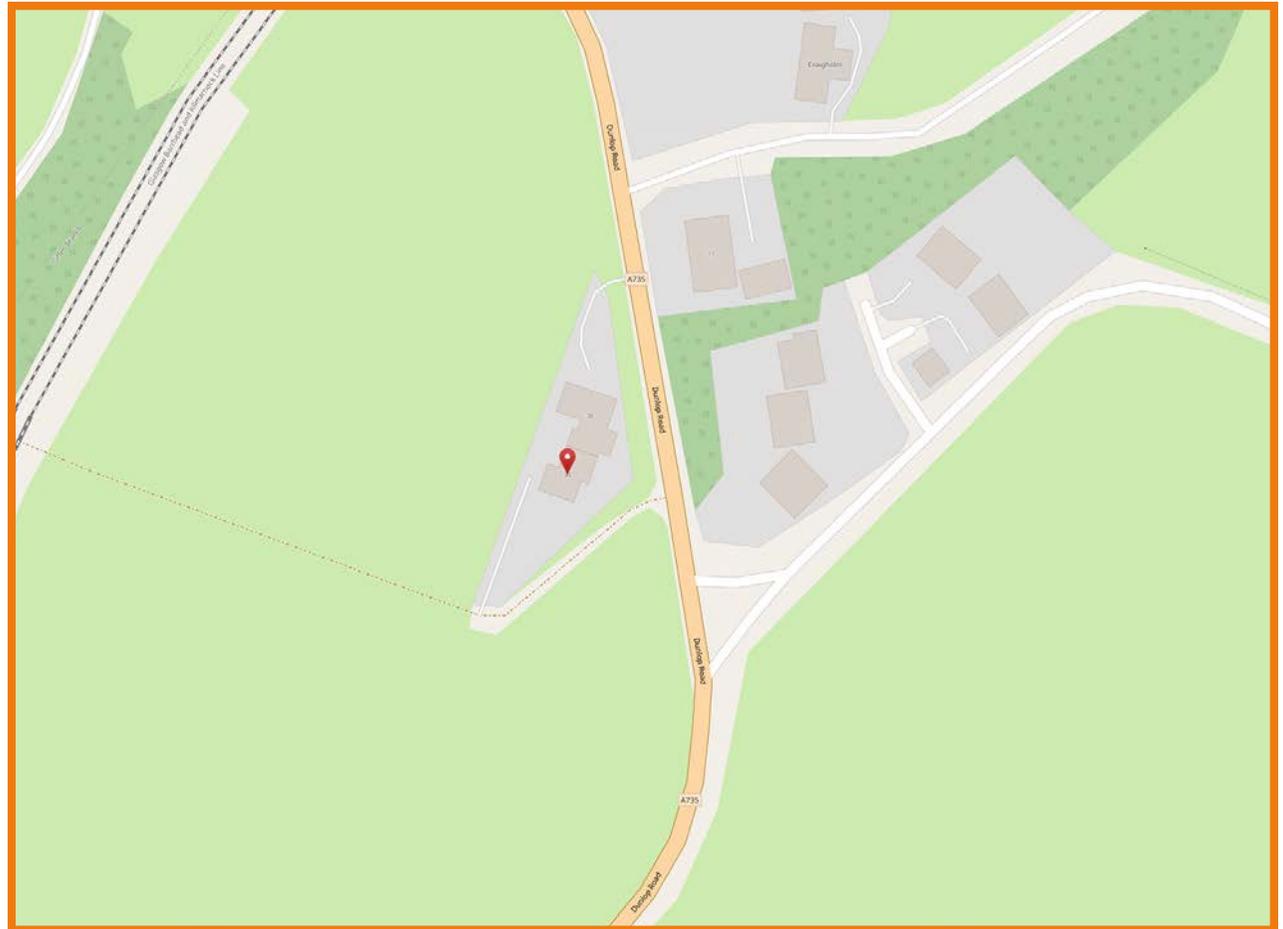
Travelling on from the A736 Lochlibo Road towards Dunlop before passing between the original sides to the bridge turn right onto a dirt track which leads to the property.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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