



4 Burnbank Street
Darvel, KA17 0DY
P.O.A.

GREIG
Residential



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Ideally positioned within the heart of Darvel, this extended five apartment end of terraced villa ticks all the boxes for modern family living. Boasting an abundance of flexible living space over two levels complete with a modern open plan rear extension, contemporary neutral decor and modern fixtures and fittings throughout. This superb villa is also complimented by spacious landscaped rear gardens with side access. Situated within close proximity to all local amenities, schooling and with Morton Park only a short walk away this is the ideal family home and is sure to impress all who view.





Porch

1.09m x 1.01m (3' 7" x 3' 4") Access is given via an outer UPVC door to a welcoming entrance porch offering grey decor, laminate flooring and a glazed door leading to the hallway.

Hallway

7.60m x 2.10m (24' 11" x 6' 11") A spacious hallway boasting contemporary grey decor, stylish wall lights and grey laminate flooring. The hallway give access to the lounge, kitchen/dining/living room and a carpeted staircase leads to the upper level.

Lounge

4.82m x 4.54m (15' 10" x 14' 11") Generously proportioned main apartment offering neutral decor, feature multi fuel burner within a wood and tiled surround, plentiful space for free standing furniture, newly fitted carpet and a double glazed window to the front. This room could be flexible utilised as a forth double bedroom.

Bedroom One

4.56m x 3.88m (15' 0" x 12' 9") Conveniently located on the lower level the master bedroom is a generous double offering fresh white decor, fitted wardrobed offering ample storage, fitted carpet and a double glazed window to the front.

Kitchen/Dining/Living Room

7.72m x 5.23m (25' 4" x 17' 2") Impressive open plan 'L' shaped kitchen/dining and living room featuring contemporary neutral decor, plentiful space for free standing furniture, ceiling spotlights, laminate flooring, three double glazed windows to the rear, double glazed window to the side, double patio doors over looking and providing access to the rear garden and door access to the wc/cloaks.

The kitchen is complete with modern cream gloss wall and base units providing ample storage with contrasting walnut effect work surfaces, integrated double oven, gas hob, integrated fridge freezer, dish washer, washing machine and a breakfast bar seating area.



WC/Cloaks

2.02m x 1.20m (6' 8" x 3' 11") Modern wc/cloaks comprising of a wash hand basin, wc, fresh white decor and vinyl flooring. A UPVC door leads to the side garden with an area for bin storage.

Bedroom Two

3.54m x 3.05m (11' 7" x 10' 0") A spacious double bedroom with fresh neutral decor, fitted carpet and two double glazed velux windows to the rear.

Bedroom Three

3.55m x 3.30m (11' 8" x 10' 10") Bedroom three is a spacious double offering fresh white decor, fitted carpet and a double glazed window to the front.

Shower Room

2.56m x 1.96m (8' 5" x 6' 5") Completing the accommodation is the family shower room comprising of wash hand basin and wc combination unit, double walk in shower cubicle, modern wet wall finish, chrome heated towel rail, ceiling spotlights, vinyl flooring and a double glazed opaque window to the front.

Externally

This property boasts spacious fully enclosed private gardens to the rear complete with a well manicured lawn area with a chipped and paved border and a large chipped patio perfect for al fresco dining and entertaining.

Council Tax Band

Band B

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