



12 Lace Mill Wynd
Darvel, KA17 0AR
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this substantial three bedroom semi detached villa situated on an extensive plot within the ever popular town of Darvel offering ease of access to all local amenities. Boasting spacious accommodation over two levels with a modern open plan layout providing an abundance of family living space and complemented by well maintained landscaped gardens and ample off street parking.

Having been lovingly presented with contemporary decor and modern fixtures and fittings throughout this is the ideal family home and is sure to impress all who view.





Porch

1.57m x 1.41m (5' 2" x 4' 8") Access is given via an outer UPVC door to a welcoming entrance porch offering neutral décor, laminate flooring and a decorative inner door leading to the lounge.

Lounge

5.81m x 4.38m (19' 1" x 14' 4") Generously proportioned main apartment boasting neutral décor, ceiling coving, practical understairs storage cupboard, laminate flooring and a double glazed window to the front. Access is given via double doors to the sitting room and a carpeted staircase leads to the upper level.

cloaks/wc

1.42m x 0.96m (4' 8" x 3' 2") A practical cloaks/wc conveniently located on the lower level comprising of a two piece white suite, contemporary wet wall finish and tiled flooring.

Kitchen/Sun Room

5.65m x 2.48m (18' 6" x 8' 2") Offering a modern open plan layout to the sitting room the modern kitchen is complete with stylish wall and base storage units with complementary work surface, integrated oven, gas hob and hood, integrated fridge freezer, stainless steel sink and drainer, plumbing and space for a washing machine, contemporary décor, tiled splashback, laminate flooring and a double glazed window full height window formation to the side and rear.

The kitchen opens to a superb sun room currently used as a dining room.

Sitting Room

5.14m x 3.11m (16' 10" x 10' 2") A rear facing spacious second apartment complete with contemporary décor, fitted carpet, double glazed French doors overlooking and giving access to the rear garden. This room could be flexible in use.



Bedroom One

4.15m x 3.57m (13' 7" x 11' 9") The master bedroom is a generous double with neutral décor, fitted wardrobes, fitted carpet and a double glazed window to the front offering far reaching countryside views.

En-suite

1.80m x 1.59m (5' 11" x 5' 3") The stylish en-suite is complete with a wash hand basin, wc, shower cubicle with mains shower, tiled around shower and half height tiling to walls, tiled flooring and a double glazed opaque window to the front.

Bedroom Two

3.81m x 2.95m (12' 6" x 9' 8") A spacious double bedroom offering neutral décor, fitted wardrobes, fitted carpet and a double glazed window to the rear providing leafy outlooks.

Bedroom Three

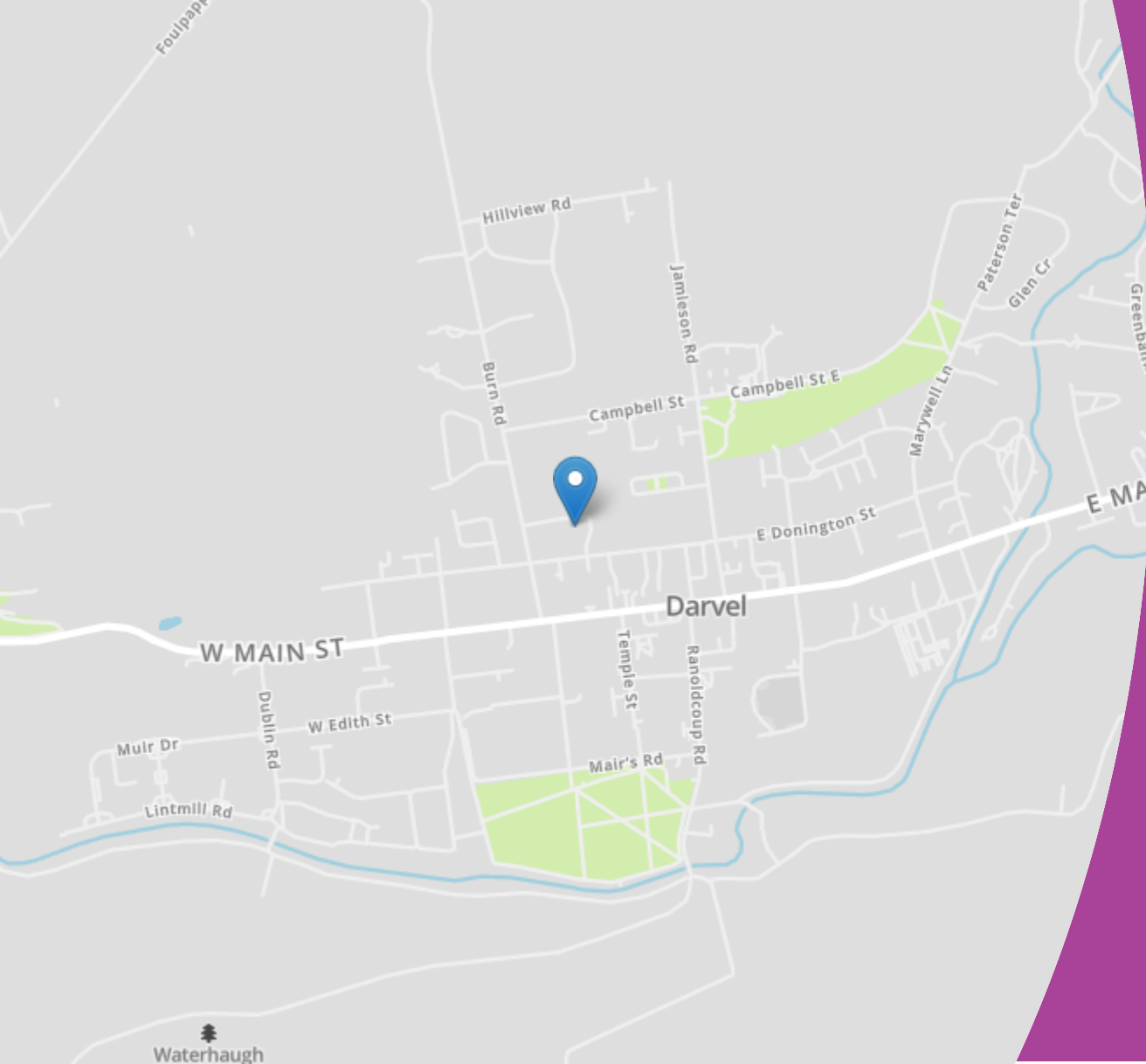
3.81m x 2.77m (12' 6" x 9' 1") Bedroom three is a generous double with neutral décor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bathroom

2.07m x 1.79m (6' 9" x 5' 10") Completing the accommodation is the stylish monochromatic family bathroom comprising of a wash hand basin, wc, bath with overhead shower, crisp white tiling to walls, tiled flooring and a double glazed opaque window to the side.

Externally

This property boasts spacious private front and rear gardens, the front garden has been fully laid to mono block allowing for ample off street parking whilst the rear garden has been designed with a well manicured lawn area, an area laid to chip and a paved patio perfect for al fresco dining and entertaining.



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