



34 West Main Street
Darvel, KA17 0AQ
P.O.A.

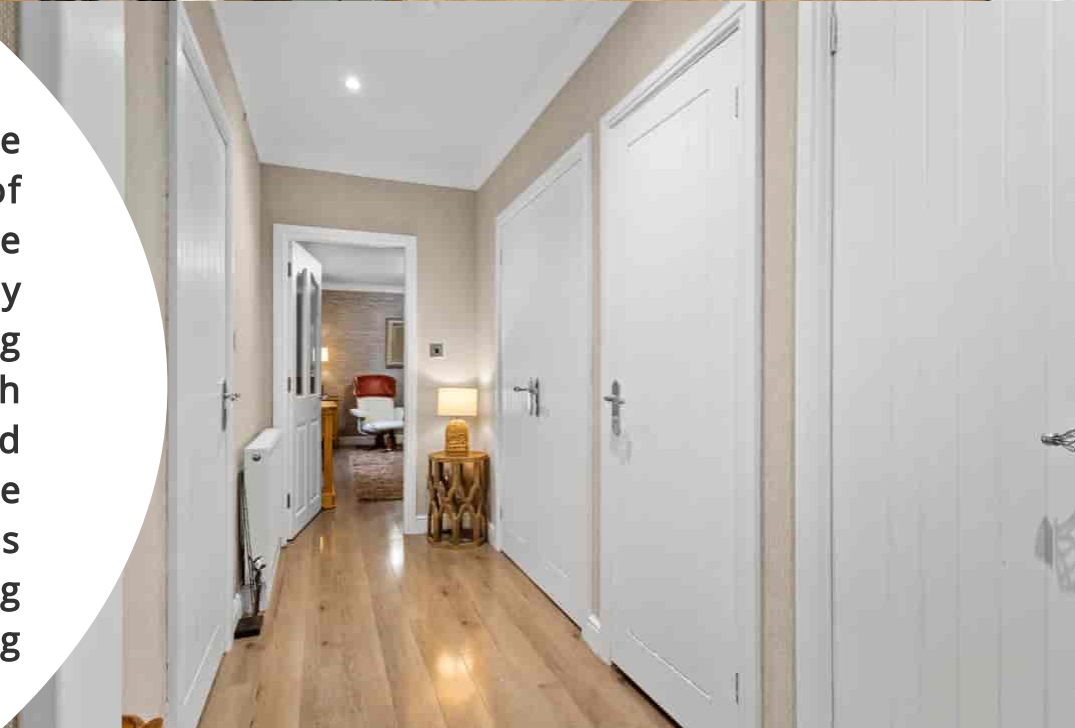
GREIG
Residential



West Main Street

Darvel, KA17 0AQ

Proudly presenting to the market this stunning three bedroom detached bungalow ideally situated in the heart of Darvel providing direct access to local amenities, reputable schooling, and excellent transport links. This beautifully maintained home provides generous and flexible living space, perfect for modern family life, finished to a high standard throughout boasting contemporary décor and quality fixtures and fittings. Set within sizable private gardens and benefiting from ample off-street parking, this makes the ideal choice for families or those seeking comfortable single-level living, a versatile and welcoming home sure to appeal to a wide range of buyers.





Porch

1.31m x 1.19m (4' 4" x 3' 11") Access via outer UPVC double glazed storm door with traditional tiled flooring, contemporary décor and internal oak glazed door giving access to hallway.

Hallway

4.02m x 1.58m (13' 2" x 5' 2") Spacious hallway offering stylish contemporary décor, quality laminate flooring, a selection of storage cupboards, ceiling spotlights and coving, giving access to lounge and shower room.

Lounge

4.89m x 3.84m (16' 1" x 12' 7") Generous proportioned main apartment offering stylish décor, quality laminate flooring, ceiling coving, double glazed window to the front and access to inner and entrance hallway.



Kitchen

5.51m x 3.57m (18' 1" x 11' 9") Contemporary fitted kitchen offering ample traditional shaker style sage green wall and base units with solid oak work surfaces, integrated oven with five burner gas hob and extractor hood, integrated dishwasher, modern sink and drainer with mixer taps, plumbing/space for American style fridge freezer, washing machine and tumble dryer, tiled finish to walls and splashback, plentiful space for dining table and chairs, panelling to walls, contemporary neutral décor, ceiling spotlights, double glazed window to the rear and side with door access to rear gardens.

Inner Hallway

5.85m x 0.91m (19' 2" x 3' 0") Gives access to three bedrooms and bathroom finished with contemporary décor, quality laminate flooring, ceiling coving and spotlights.

Shower Room

3.38m x 1.27m (11' 1" x 4' 2") Three piece suite comprising of WC, wash hand basin vanity unit and mains operated shower, LED vanity mirror, contemporary neutral tiling to walls, wet wall ceiling, laminate flooring and double glazed opaque window to the front.



Bedroom One

3.85m x 3.71m (12' 8" x 12' 2") Generous proportioned double bedroom featuring decorative wall panelling, neutral décor, laminate flooring, ceiling coving and double glazed window to the front.

Bedroom Two

3.62m x 2.74m (11' 11" x 9' 0") Generous double bedroom offering contemporary décor, laminate flooring, ceiling coving and double glazed window to the rear.

Bedroom Three

2.92m x 2.60m (9' 7" x 8' 6") Good sized double bedroom offering contemporary décor, laminate flooring, ceiling coving and double glazed window to the rear.

Bathroom

2.60m x 1.81m (8' 6" x 5' 11") Three piece suite comprising of WC, wash hand basin vanity drawers and double shower cubicle with mains operated shower, LED vanity mirror, contemporary tiling to walls, laminate flooring and double glazed opaque window to the rear.



External

To the rear, the property boasts a spacious and private low-maintenance garden, thoughtfully designed for outdoor living. A charming pergola extends over a raised decking area—ideal for al fresco dining and entertaining—while the remainder of the garden is laid with artificial lawn, decorative chips, and monobloc for a clean, modern finish. Additional benefits include external storage provided by a shed and a separate workshop.

The front of the property is equally impressive, featuring a generous lawned garden and a large tarmac driveway offering ample off-street parking.

Workshop

7.04m x 3.78m (23' 1" x 12' 5") Providing additional storage or work space.

Council Tax Band

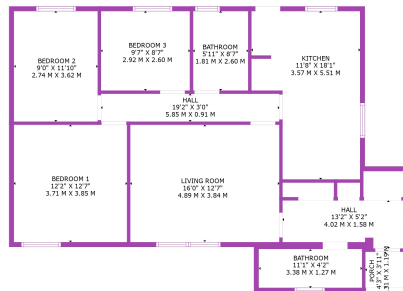
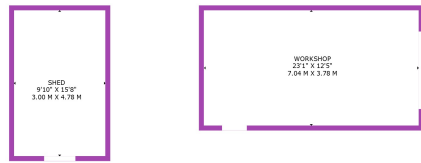
Band D



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TOTAL: 1022 sq. ft, 95 m²

FLOOR 1: 1022 sq. ft, 95 m²

EXCLUDED AREAS: PORCH: 17 sq. ft, 2 m², WORKSHOP: 287 sq. ft, 27 m², SHED: 154 sq. ft, 14 m²

WALLS: 135 sq. ft, 12 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

