



3 East Edith Street

Darvel, KA17 0EA

P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this two bedroom traditional mid-terrace villa in the heart of Darvel close to local amenities and schooling. Offering spacious accommodation comprising of a lounge, dining room, kitchen, utility, two double bedrooms, box room/study and wet room, as well as double garage & a generous rear garden leaving scope to extend, subject to planning. In need of redecoration & modernisation throughout, this property boasts a lot of potential & is sure to appeal to a wide range of buyers.





Porch

1.46m x 0.94m (4' 9" x 3' 1") Access into the porch via outer UPVC double glazed door, wooden cladding, tiled floor & inner timbre/double glazed door leading to hallway.

Hallway

7.78m x 1.97m (25' 6" x 6' 6") Spacious hallway providing access into the lounge, with fitted carpet, skylight window and further door access into the inner hallway which provides access to the bathroom and utility room. This space also benefits from a generous shelved understairs storage cupboard.

Lounge

4.84m x 4.33m (15' 11" x 14' 2") Generous main apartment with double glazed window to the front. There is a feature fireplace in a wooden surround as well as a shelved alcove. Complete with fitted carpet, neutral wall coverings with feature wall and door to dining room.

Dining Room

3.56m x 3.41m (11' 8" x 11' 2") Generously proportioned second public room with access to both the lounge and kitchen. Multi-function room with feature fireplace with log burner, shelved recess & fitted carpet.

Kitchen

4.57m x 2.53m (15' 0" x 8' 4") Kitchen comprises of plentiful wall and base units, stainless steel sink & drainer, tiled splashbacks, vinyl flooring & plumbing & space for fridge & cooker. With access to the utility and dining room, there are also double glazed patio doors providing outdoor access and open countryside woodland views over the Lanfine Estate.

Utility Room

1.61m x 1.34m (5' 3" x 4' 5") Accessed via the kitchen, providing additional wall & base units, plumbing/space for washing machine & complete with vinyl flooring.

Wet Room

2.55m x 2.41m (8' 4" x 7' 11") Spacious wet room with mains walk in shower, open planned allowing for disabled access. White WC & wash hand basin set, contemporary tiling to walls and double glazed opaque window to the rear.

Bedroom Two

4.34m x 3.50m (14' 3" x 11' 6") Generous double bedroom with double glazed dormer window to the front. Neutral decor, fitted carpet & fitted wardrobes.

Bedroom One

3.58m x 3.32m (11' 9" x 10' 11") Generous double bedroom with double glazed dormer window to the rear offering elevated open countryside views over Morton Park & Lanfine Estate. Neutral decor, fitted carpet & fitted wardrobes.

Box Room/Study

3.46m x 1.95m (11' 4" x 6' 5") Double glazed velux window to the front. Eaves access with fitted carpet, this would make a useful study or dressing room space.

Externally

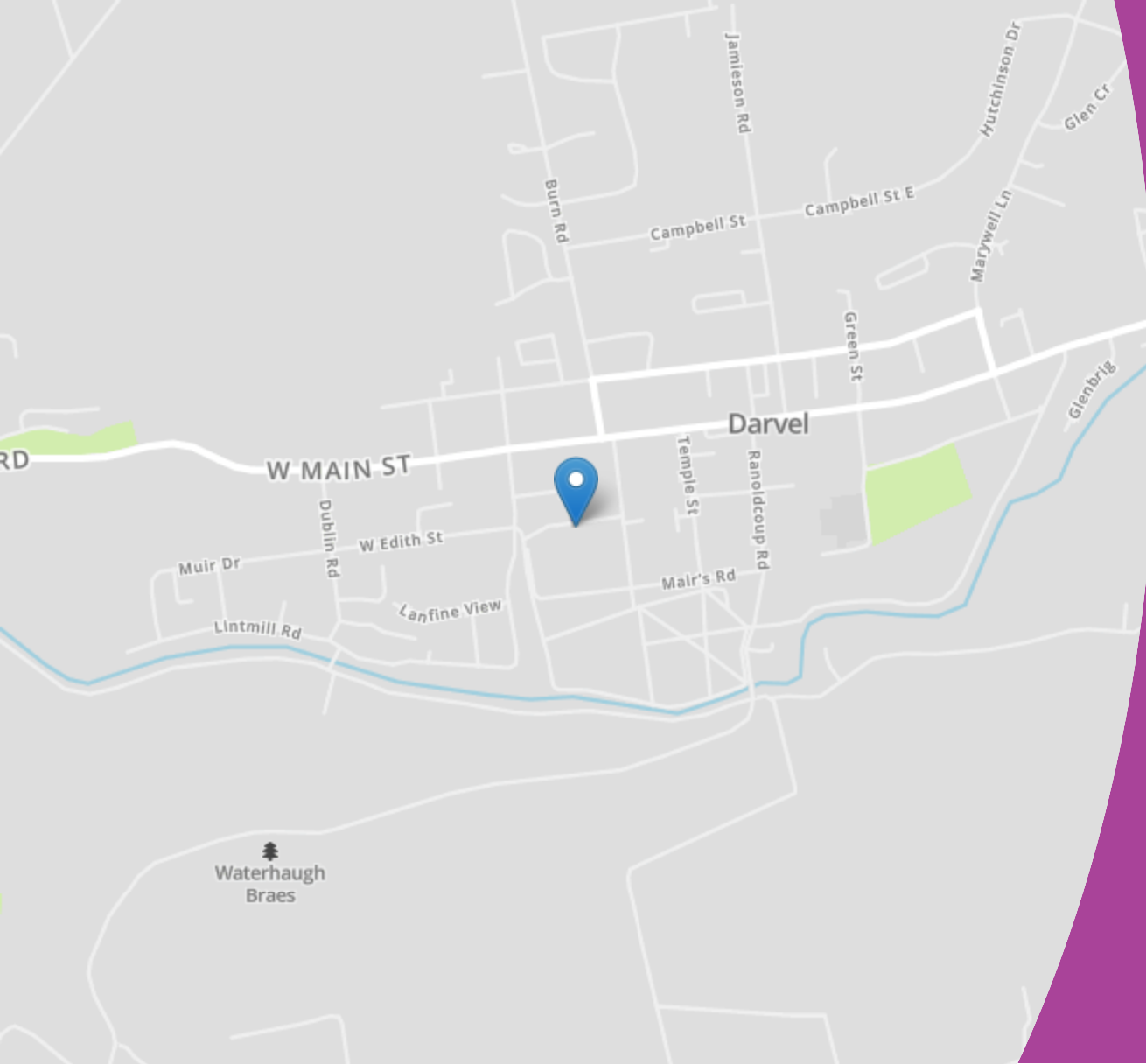
The property benefits from a large garden to the rear. With decking, patio & drying area. There is also a large detached double garage, in need of repair but offering potential.

DISCLAIMER

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