



50 Darvel Avenue
Kilmarnock, KA3 6FW
P.O.A.

GREIG
Residential



Darvel Avenue

Kilmarnock, KA3 6FW

Proudly presenting to the market this immaculate four bedroom detached villa perfectly positioned on the Northern periphery of Kilmarnock in the popular Southcraigs estate, located within ease of access to local amenities, schooling and with direct transport links via the M77 to Ayr and Glasgow. Having been lovingly maintained boasting spacious neutrally decorated living space over two levels complimented by beautifully landscaped gardens to the rear and further benefits from plentiful off street parking to the front on driveway and garage, this is the ideal family home and is sure to impress all who view.





Hallway

3.05m x 2.15m (10' 0" x 7' 1") Access into spacious hallway via outer composite front door offering neutral décor, solid wood flooring, door access to lounge, kitchen and WC with carpeted staircase to upper level.

Lounge

4.86m x 3.58m (15' 11" x 11' 9") Generous proportioned main apartment offering contemporary neutral décor, solid wood flooring, featuring contemporary limestone fireplace with coal effect electric living flame fire, ceiling coving and double glazed bay window to the front.

WC/Cloaks

1.47m x 1.03m (4' 10" x 3' 5") Stylish two piece WC/cloakroom comprising of WC and wash hand basin offering contemporary sandstone effect tiling to walls and floor, wet wall ceiling with spotlights, heated towel rail, illuminating vanity mirror with double glazed opaque window to the side.



Kitchen

4.59m x 2.95m (15' 1" x 9' 8") Fitted kitchen offering white shaker style wall and base units with contrasting black work surfaces, integrated oven with ceramic hob, integrated fridge freezer and dish washer, plumbing/space for washing machine, neutral décor, ceiling coving, LVT flooring, providing plentiful space for dining table and chairs, double glazed window to the rear and French double doors giving access to rear gardens.

Dining/Sitting Room

2.75m x 2.76m (9' 0" x 9' 1") Flexible use apartment accessed from kitchen, currently used as a second sitting room, offering neutral décor, solid wood flooring with double glazed window to the rear.

Bedroom One

4.10m x 3.16m (13' 5" x 10' 4") Generous double bedroom offering contemporary neutral décor, fitted carpet, providing a selection of fitted wardrobes, three double glazed window to the front and door access to en-suite.



En-Suite

3.21m x 1.23m (10' 6" x 4' 0") Three piece white suite comprising of WC, wash hand basin vanity unit and double walk in electric shower cubicle, featured mirrored wall, stylish wall half tiling to walls and floor with double glazed opaque window to the front.

Bedroom Two

3.96m x 2.66m (13' 0" x 8' 9") Generous double bedroom offer crisp white décor, newly fitted carpet, fitted wardrobes, ceiling coving and double glazed window to the rear.

Bedroom Three

3.94m x 2.09m (12' 11" x 6' 10") Double bedroom offering neutral décor, newly fitted carpet, ceiling coving and double glazed window to the rear.

Bedroom Four

3.00m x 2.52m (9' 10" x 8' 3") Good sized double bedroom offering neutral décor, newly fitted carpet, ceiling coving and double glazed window to the rear.



Bathroom

2.09m x 1.67m (6' 10" x 5' 6") Three piece white suite comprising of WC, wash hand basin and electric shower over bath, neutral tiling to walls and floor, large vanity mirror, heated towel rail and double glazed opaque window to the side.

Upper Landing

5.61m x 1.80m (18' 5" x 5' 11") Galleried upper landing giving access to all bedrooms, bathroom, storage cupboard, offering neutral décor, fitted carpet and double glazed window to the side. Further providing access to loft via Ramsay ladder.

External

Boasting well maintained enclosed gardens to the rear with patio extending from property to elevated patio seating area and lawn, surrounded by mature shrubbery and greenery, perfect for al fresco dining and entertaining.

Further complimented by well maintained lawn to the front surrounded by greenery. In addition, providing ample off street parking on mono bloc driveway and garage to the front.

Council Tax Band

Band F

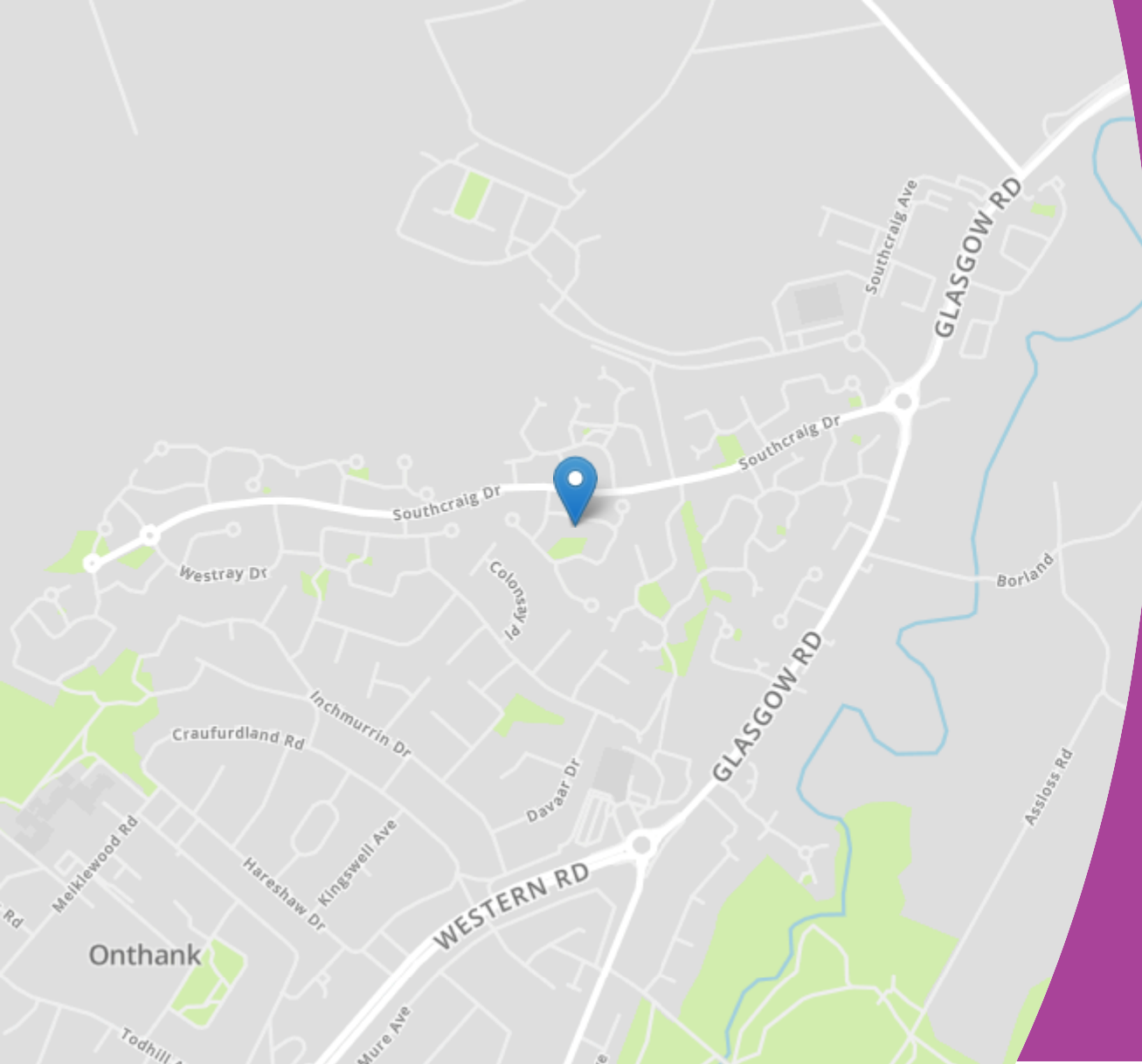


DISCLAIMER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



GREIG *Residential*



Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk