



131 West Main Street

Darvel, KA17 0HA

P.O.A.

**GREIG**  
*Residential*





# West Main Street

Darvel, KA17 0HA

Proudly presenting to the market this superb three bedroom terraced villa located in the heart of Darvel within walking distance to the ever popular Morton Park and Lanfine estate whilst boasting ease of access to all local amenities, schooling and direct transport links. Having been lovingly maintained offering generous flexible family living space over two levels with neutral décor throughout whilst retaining a wealth of traditional features, complimented by extensive private gardens to the rear, this is the perfect family home and sure to impress evening the most discerning of buyers.





### Porch

0.93m x 0.89m (3' 1" x 2' 11") Access via outer wooden door offering white décor, tiled flooring and door access to hallway.

### Hallway

2.04m x 7.96m (6' 8" x 26' 1") Access via entrance porch offering soft neutral décor, fitted carpet, two wall lights and door access to lounge, bedroom three and vestibule.

### Lounge

4.97m x 4.95m (16' 4" x 16' 3") Generous main apartment offering soft neutral décor, fitted carpet, featuring gas fire set within marble/wood surround and double glazed windows to the front.

### Rear Hallway

1.00m x 1.08m (3' 3" x 3' 7") Inner vestibule giving access to kitchen/diner and shower room.



### Kitchen

3.07m x 5.95m (10' 1" x 19' 6") Generous proportioned modern fitted kitchen offering ample wall and base units, integrated double oven with five burner gas hob and extractor hood, integrated microwave, fridge freezer, dishwasher and wine fridge, plumbing/space for washing machine, plentiful space for dining table and chairs, tiled splashback, stainless steel sink and drainer, ceiling spotlights, hardwood flooring, double glazed window to the side and double patio doors giving access to rear gardens.

### Bedroom One

3.85m x 3.93m (12' 8" x 12' 11") Generous double bedroom or flexible use room, located on the lower level, offering white décor, fitted carpet and double glazed window to the rear.

### Shower Room

2.07m x 1.32m (6' 9" x 4' 4") Located on the lower level a three piece suite comprising of WC, wash hand basin and electric shower cubicle, chrome heated towel rail, tiling to walls and floor, ceiling spotlights and double glazed opaque window to the side.



### Bedroom Two

3.41m x 3.55m (11' 2" x 11' 8") Generous double bedroom offering neutral décor, fitted carpet and double glazed window to the rear with far reaching outlooks.

### Bedroom Three

3.41m x 3.60m (11' 2" x 11' 10") Double bedroom offering white décor, fitted carpet, fitted wardrobes and double glazed window to the front.

### Bathroom

2.04m x 2.59m (6' 8" x 8' 6") Three piece suite comprising of WC, wash hand basin and bath, tiling to walls and floor, chrome heated towel rail, ceiling spotlights and double glazed Velux window to the front.

### External

Extensive private gardens to the the rear surrounded by greenery with open outlooks.

On street parking available to the front.

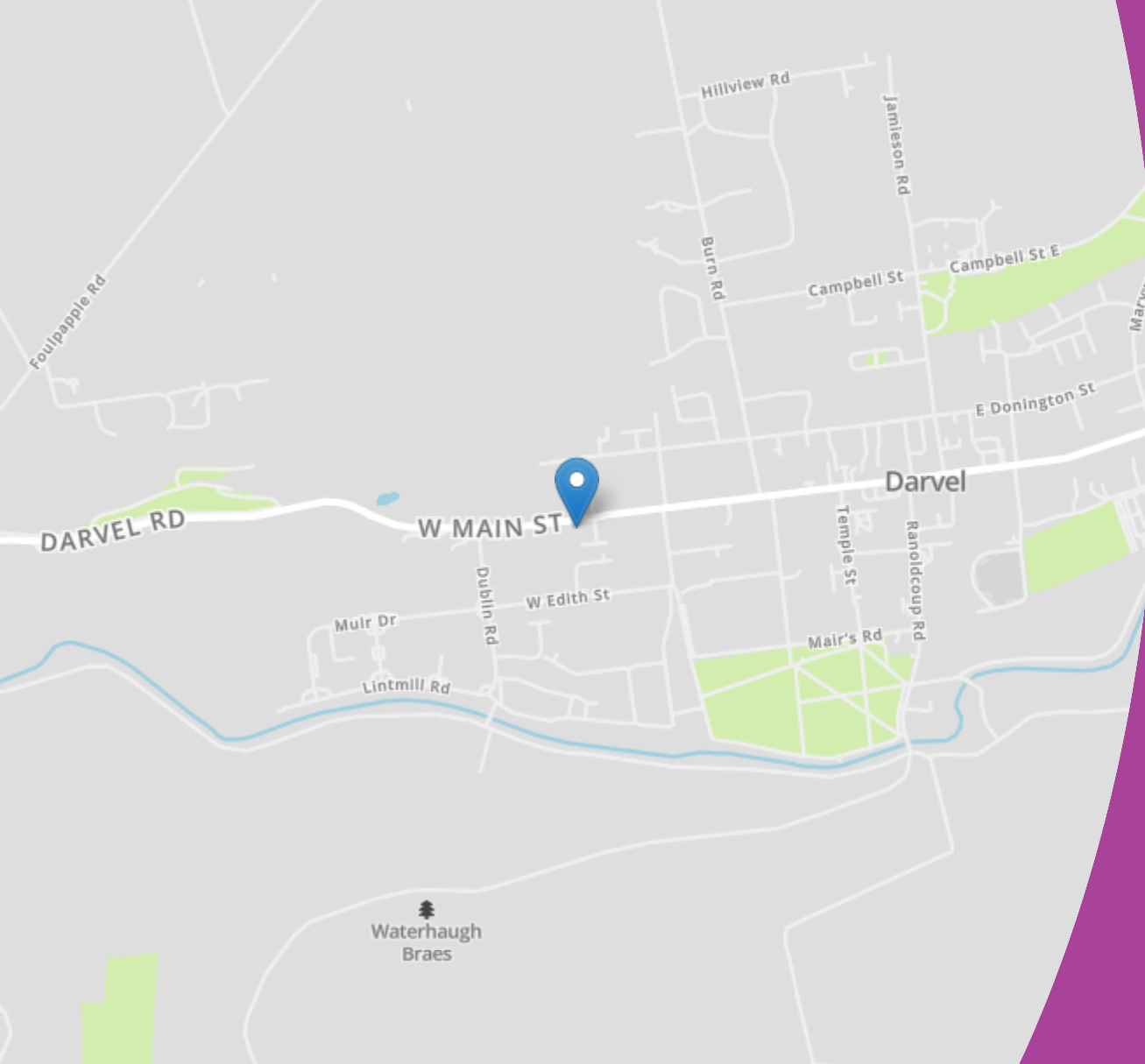
### Council Tax Band

Band C

### 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](mailto:info@greigresidential.co.uk)