

10 Crofthead

Priestland

Darvel, KA17 0NZ

Offers Over £245,000

GREIG
Residential



Crofthead

Priestland, Darvel, KA17 0NZ

Enjoying a favourable position with countryside views of the historic Loudoun Hill is this impressive four bedroom detached villa, nestled within the idyllic village of Priestland and ideally located within an exclusive and rarely available modern cul de sac. Boasting an excellent amount of flexible accommodation over two levels, having been lovingly maintained, this attractive villa is perfectly set with stunning, upgraded gardens featuring a sunken hot tub, ample off street parking and a garage. Enjoying a quaint countryside setting with uninterrupted open views this is the ideal rural retreat, whilst maintaining access to local amenities and schooling via the neighbouring towns/villages. This is sure to impress even the most discerning of buyers, early viewing is advised.





Hallway

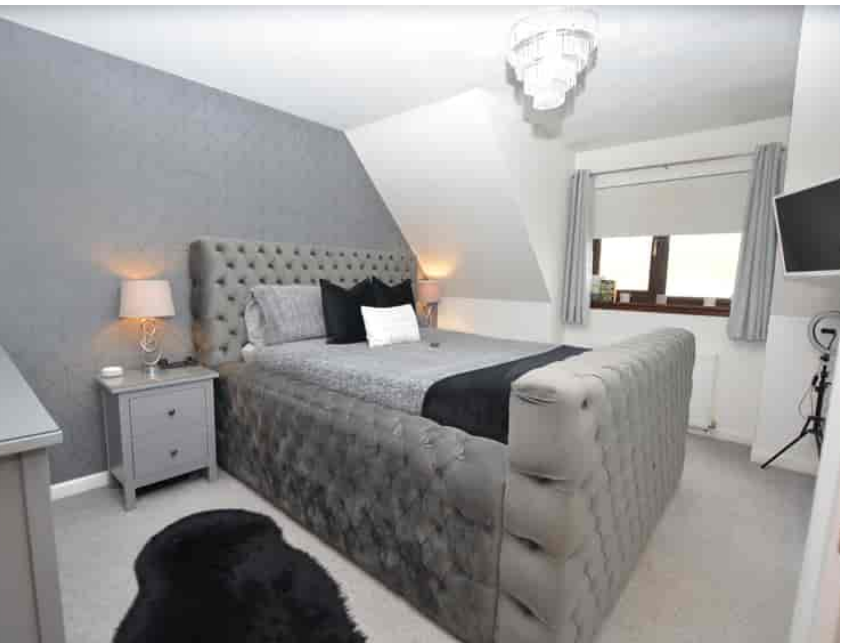
5.52m x 3.18m (18' 1" x 10' 5") With access via the outer UPVC double glazed door is the welcoming entrance hallway providing door access to front facing lounge, bedroom four/dining room, kitchen and cloaks/wc, complete with two practical storage cupboards, contemporary bold decor, click vinyl flooring and double glazed window to the side.

Formal Lounge

5.52m x 4.68m (18' 1" x 15' 4") Large, well proportioned main apartment offering fitted carpet and modern soft toned decor with ceiling coving, two double glazed windows to the front and plentiful space for freestanding furniture.

Kitchen

3.91m x 3.71m (12' 10" x 12' 2") Impressive fully fitted kitchen offering an excellent range of modern white gloss curved wall and base storage units with walnut effect work surfaces, stainless steel sink and drainer, integrated appliances including oven, ceramic induction hob, hood, dishwasher and wine cooler. Feature plinth lighting, breakfast bar seating area, stone effect click vinyl flooring and crisp white decor. Double glazed windows to the side and rear, door access to utility room and door leading out into the gardens.



Utility/Laundry Room

2.79m x 2.60m (9' 2" x 8' 6") Envious generously proportioned utility/laundry room complete with modern white gloss storage units, integrated fridge/freezer, plumbing/space for washing machine and tumble dryer. Crisp white decor and double glazed window to the side.

Bedroom Four/Dining Room

4.19m x 3.83m (13' 9" x 12' 7") A flexible apartment which could lend itself to a multitude of uses including ground floor bedroom, dining room or sitting room offering neutral decor, ceiling coving, click vinyl flooring and double glazed French doors leading out into the rear gardens.

Cloaks/WC

2.00m x 1.47m (6' 7" x 4' 10") Two piece cloaks/wc conveniently located on the ground floor comprising of wash hand basin and wc with modern decor, ceiling coving, click vinyl flooring and double glazed opaque window to the side.



Bedroom One

4.51m x 3.18m (14' 10" x 10' 5") On the upper level the master bedroom is a generous double offering contemporary decor, fitted carpet and fitted mirrored door wardrobes providing storage space. Double glazed dormer window to the rear with stunning open countryside outlooks.

Bedroom Two

3.86m x 3.27m (12' 8" x 10' 9") The second spacious double bedroom offers stylish decor with fitted carpet, fitted mirrored door wardrobes and double glazed dormer window to the front.

Bedroom Three

3.42m x 3.31m (11' 3" x 10' 10") Bedroom three is a generous double with fitted mirrored door wardrobes, fitted carpet, contemporary decor and double glazed window to the rear with countryside views extending to Loudoun Hill.

Bathroom

3.05m x 2.88m (10' 0" x 9' 5") Completing the accommodation is the beautiful four piece family bathroom suite comprising of wash hand basin, wc, bath and double shower cubicle with overhead mains shower. Stylish tiling to walls and floor, heated towel rail, ceiling spotlights and double glazed Velux window to the front.



External

Boasting a substantial sized plot on an enviable position with impressive garden grounds to the front and rear, landscaped with ease of maintenance in mind. The front gardens offer a substantial sized monobloc driveway providing plentiful off street parking leading to the attached garage with electric door access, and a decorative chipped area to the side. The superb rear gardens have been intricately designed comprising of a striking modern tiled patio leading to a split level artificial lawn and raised composite decked patio complete with feature glass balustrade, fitted spotlights and sunken hot tub. Enclosed by fencing and neighbouring immediate countryside allowing for a safe and peaceful outdoor family space.

Council Tax

Band E

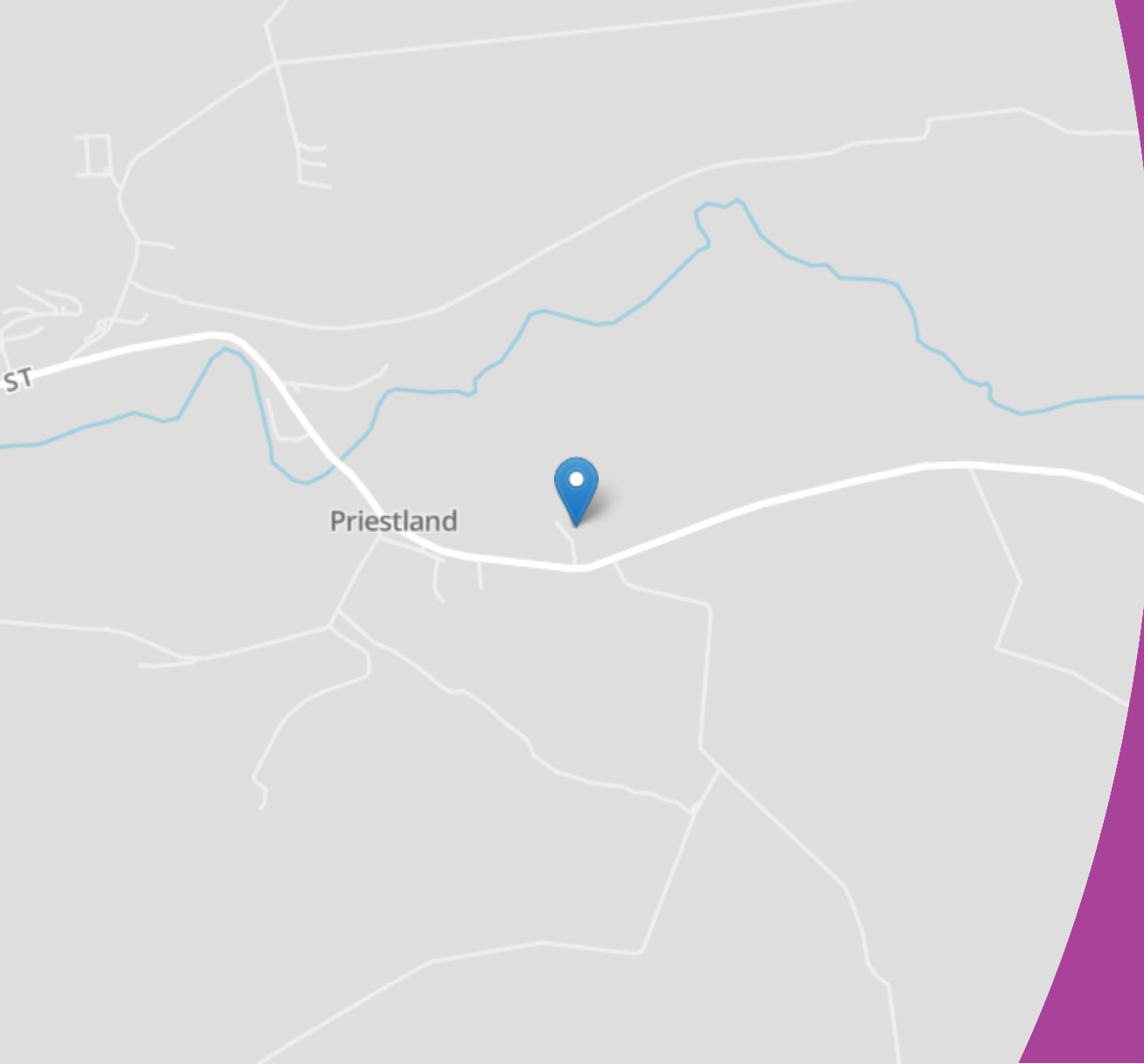


Disclaimer

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