



20 East Main Street  
Darvel, KA17 0DN  
P.O.A.

**GREIG**  
*Residential*





## East Main Street

Darvel, KA17 0DN

Proudly presenting this truly unique, one of a kind sizeable three bedroom upper floor flat boasting an excellent position with idyllic elevated countryside outlooks whilst providing direct access to amenities. Having been lovingly upgraded by the current owner providing uber contemporary finishes throughout with a flexible layout, generous apartments & conservatory leading to a raised decked patio area, further complemented by private main door access, rear gardens & off street parking.





### Entrance/Hallway

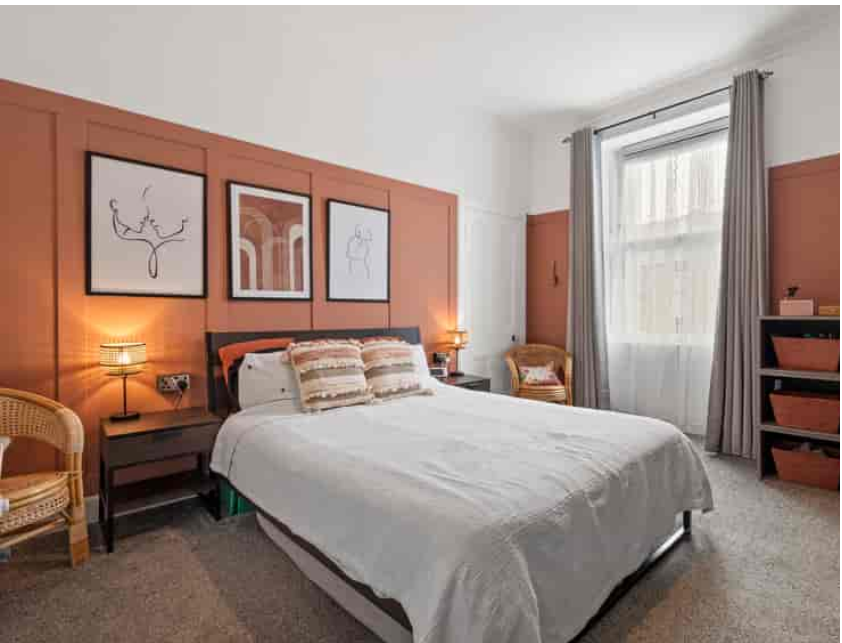
5.85m x 3.18m (19' 2" x 10' 5") The inner entry leads to a practical lobby area/boot room with the wooden staircase leading a large storage cupboard and door access to the flat. The sizeable inner hallway offers contemporary decor with wall paneling and fitted carpet. Access to three bedrooms, lounge, kitchen/sitting room and bathroom.

### Formal Lounge

4.95m x 3.97m (16' 3" x 13' 0") Generously proportioned main apartment providing bold and stylish wall paneling, decorative fireplace with wooden surround and electric inset fire, traditional ceiling cornice and central rose. Contemporary laminate flooring, double glazed window to the front and plentiful space for freestanding furniture.

### Kitchen/Dining Room

5.77m x 5.24m (18' 11" x 17' 2") Spacious fitted kitchen with open plan layout to dining area, offering plentiful base and wall storage units with complimentary stone effect work surfaces, integrated oven and ceramic hob, plumbing/space for appliances including washing machine, dishwasher and American style fridge/freezer. Vinyl flooring, skylight window, impressive decor and traditional shelved recess. Door access to conservatory.



### Sun Room

3.16m x 2.85m (10' 4" x 9' 4") Idyllic rear conservatory offering an excellent additional living space with stunning welcoming countryside views over the Lanfine Estate. Double glazed windows on three aspects with patio doors leading out to decked patio area - perfect for entertaining/al fresco dining. Neutral contemporary decor and vinyl flooring.

### Bedroom One

4.95m x 3.74m (16' 3" x 12' 3") The master bedroom is a sizeable double comprising of decorative wall paneling and stylish decor, ceiling coving, fitted carpet, traditional Edinburgh press storage cupboard and double glazed window to the front. Large walk in storage cupboard with ramsay ladder access to partially floored loft space.

### Bedroom Two

4.95m x 3.16m (16' 3" x 10' 4") The second double bedroom is complete with contemporary children's decor, ceiling cornice, traditional deep skirtings and fitted carpet. Double glazed window to the front.





### Bedroom Three

3.77m x 2.19m (12' 4" x 7' 2") Bedroom three is rear facing with a double glazed window boasting countryside outlooks of the Lanfine Estate, stylish children's decor with wall paneling and fitted carpet.

### Bathroom

2.26m x 2.00m (7' 5" x 6' 7") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and spa bath with overbath rainfall shower. A selection of modern tiling and wet wall finishes to walls, ceiling spotlights, heated towel rail and double glazed opaque window to the rear.

### External

With low maintenance private garden grounds to the rear comprising of monobloc area ideal for private off street parking and enclosed garden area comprising of manicured lawn, decking and children's play area. Raised decked patio with access from the conservatory offering an idyllic private outdoor area enjoying countryside views.

### Council Tax

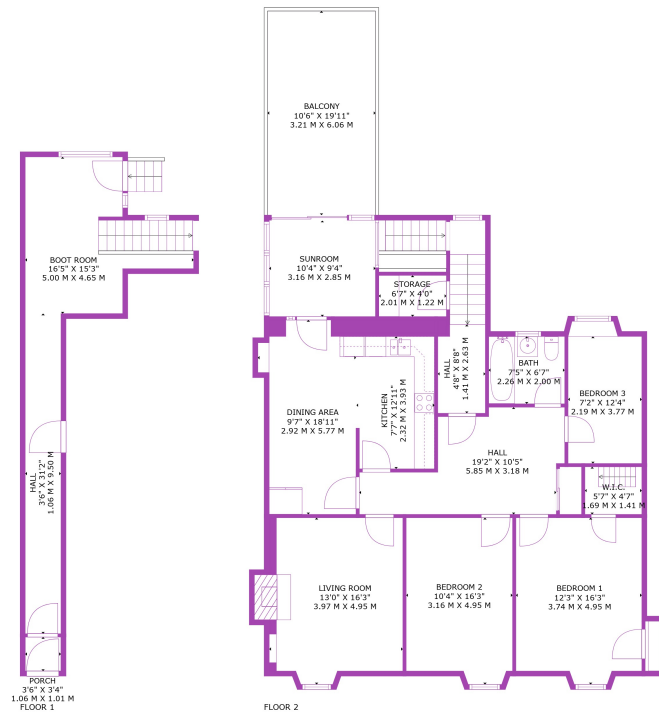
Band B

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Total scanned area: 1969 sq. ft

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