



63 Glen Crescent  
Darvel, KA17 0BG  
P.O.A.

**GREIG**  
*Residential*



# Glen Crescent

Darvel, KA17 0BG

Proudly presenting to the market this superb four bedroom semi detached villa located within the heart of Darvel offering convenient ease of access to all local amenities, schooling and transport links. Boasting an abundant floor plan over two levels with great versatility to suit every lifestyle, complete with neutral decor and modern fixtures and fittings throughout. Situated on a generous plot complete with extensive landscaped gardens and ample off street parking, this is the ideal family home and is sure to impress all who view.





#### Vestibule

1.39m x 0.96m (4' 7" x 3' 2") Access is given to a welcoming entrance porch boasting neutral decor, laminate flooring and a glazed door leading to the hallway.

#### Hallway

1.46m x 2.32m (4' 9" x 7' 7") Spacious hallway offering neutral decor, practical understairs storage cupboard, ceiling coving, laminate flooring and a double glazed window to the rear.

#### Lounge

4.42m x 4.09m (14' 6" x 13' 5") Generously proportioned main apartment boasting modern decor, ceiling coving, fitted carpet and a double glazed window to the front.

#### Kitchen/Dining

2.42m x 5.33m (7' 11" x 17' 6") Generous fitted kitchen providing a range of wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven, gas hob, hood, fridge and freezer. Plumbing/space for washing machine, tiled splashback, neutral decor and laminate flooring. Double glazed window to the rear and door leading out into the rear gardens.

#### Bedroom Four

3.82m x 3.38m (12' 6" x 11' 1") Conveniently located on the ground floor, this bedroom is a spacious double comprising of modern decor, laminate flooring and two double glazed windows to the front. A flexible apartment which could lend itself to a multitude of uses.

#### Upper Landing

1.16m x 3.76m (3' 10" x 12' 4") On the upper level the hallway provides door access to three bedrooms and shower room with neutral decor, fitted carpet and double glazed window to the side.

#### Bedroom One

3.82m x 3.38m (12' 6" x 11' 1") The master bedroom is a spacious double offering contemporary decor, fitted carpet and double glazed window to the front.



#### Bedroom Two

3.16m x 4.09m (10' 4" x 13' 5") Bedroom two is front facing with two double glazed windows, modern decor and fitted carpet. A spacious double room.

#### Bedroom Three

3.68m x 3.21m (12' 1" x 10' 6") A spacious double bedroom complete with modern decor, laminate flooring and a double glazed window to the rear overlooking the gardens.

#### Shower Room

2.42m x 2.07m (7' 11" x 6' 9") Completing the accommodation is the three piece shower room suite, fitted only two years ago, comprising of wash hand basin with vanity storage, wc and shower cubicle with mains overhead shower. Neutral decor, vinyl tile flooring, ceiling spotlights, heated towel rail feature LED bluetooth mirror and double glazed opaque window to the rear.

#### External

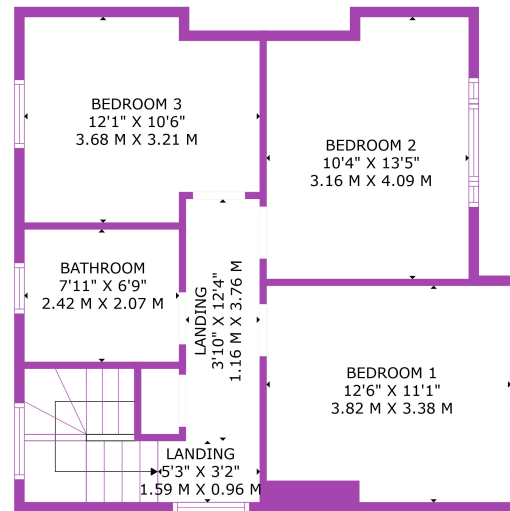
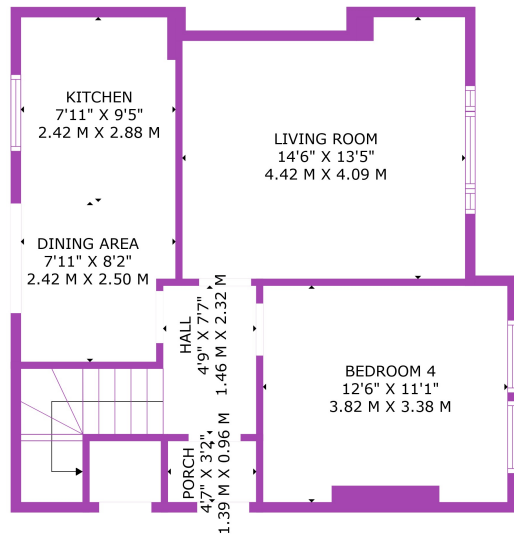
Positioned on a sizeable plot, this family home boasts private garden grounds to the front and rear. The front gardens are laid to lawn with a generous chipped driveway providing ample off street parking. The landscaped rear gardens comprise of a large manicured lawn and generous paved patio.

#### Council Tax

Band B

#### Disclaimer

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FLOOR 1

FLOOR 2

