



36 Anderson Drive
Darvel, KA17 0DE
Offers Over £135,000

GREIG
Residential



Anderson Drive

Darvel, KA17 0DE

Proudly presented to the market is this superb three bedroom semi detached villa, set within a sought after residential area of Darvel, offering easy access to local amenities, schooling, and transport links. Arranged over two levels, the property provides spacious and well balanced accommodation, further enhanced by a conservatory that adds valuable additional living space for the family. Finished in contemporary, stylish décor throughout and featuring high quality fixtures and fittings, the home is complemented by generous off street parking and private gardens. Perfect for first time buyers, those looking to downsize, or families alike, this impressive home is sure to appeal to all who view.





Hallway

1.75m x 3.79m (5' 9" x 12' 5") Access is given to a welcoming entrance hallway offering neutral decor and laminate flooring. The hallway gives access to the lounge, kitchen and a carpeted staircase leads to the upper level.

Lounge

3.55m x 4.46m (11' 8" x 14' 8") Generously proportioned main apartment boasting contemporary decor with feature wood panelling, laminate flooring, a large double glazed window to the front and a modern partial open plan layout to the kitchen.

Kitchen

5.41m x 3.01m (17' 9" x 9' 11") Modern fully fitted kitchen complete with stylish wall and base storage units with complimentary work surface, plumbing and space for range style cooker, American style fridge freezer and washing machine, sink, contemporary decor with tiled splashback, laminate flooring and a double glazed window to the rear.

Conservatory

3.10m x 4.02m (10' 2" x 13' 2") Superb rear facing conservatory, fully double glazed to all aspects allowing for open garden views, neutral decor, laminate flooring and a door to the rear garden.

Bedroom One

3.30m x 3.84m (10' 10" x 12' 7") The master bedroom is a generous double offering neutral decor, a practical storage cupboard, fitted carpet and a double glazed window to the front.

Bedroom Two

3.30m x 2.61m (10' 10" x 8' 7") Spacious double bedroom with stylish decor, fitted carpet and a double glazed window to the rear.

Bedroom Three

2.63m x 2.93m (8' 8" x 9' 7") Bedroom three is a spacious apartment that could be flexibly utilised as an office or dressing room boasting modern decor, over stairs storage cupboard, fitted carpet and a double glazed window to the front.

Bathroom

2.01m x 1.70m (6' 7" x 5' 7") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity storage, wc, shower cubicle, neutral tiling, tiled flooring and a double glazed opaque window to the rear.

Externally

This property features generous private gardens to both the front and rear. The front garden offers a beautifully maintained lawn with mature shrubs, along with a large chipped and paved driveway to the side providing ample off street parking.

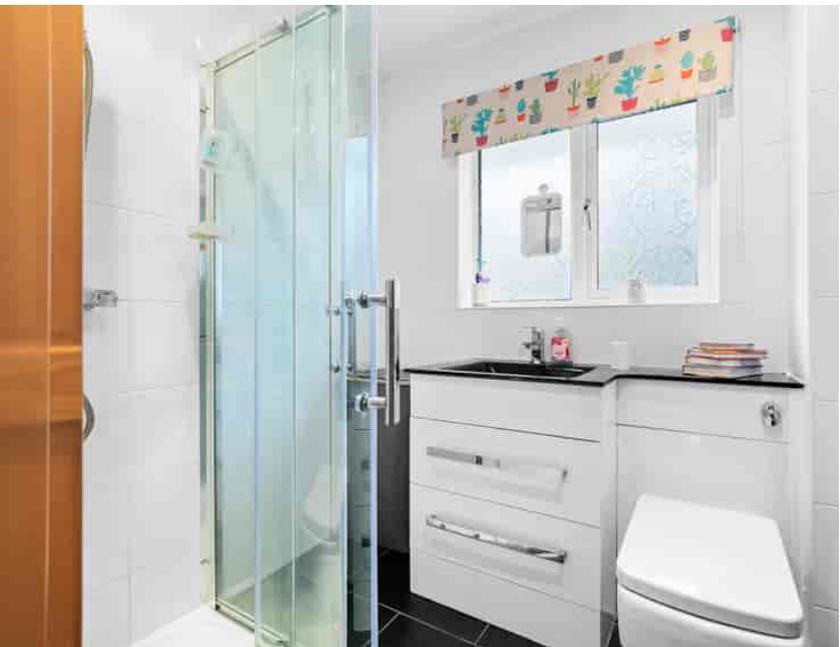
The rear garden has been thoughtfully designed for low maintenance, arranged over split levels that create elevated views. Finished with contemporary paving throughout, it provides a peaceful setting ideal for relaxing and enjoying al fresco dining.

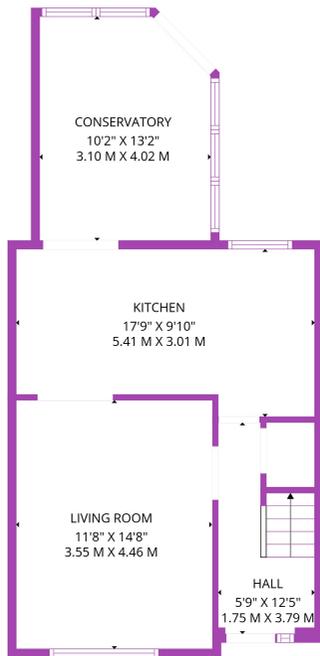
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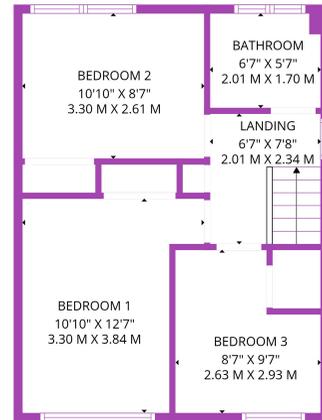
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GROUND FLOOR



1ST FLOOR

TOTAL: 965 sq. ft, 90 m2

Ground floor: 547 sq. ft, 51 m2, 1st floor: 418 sq. ft, 39 m2
EXCLUDED AREAS: WALLS: 77 sq. ft, 7 m2

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