



5 Darvel Road  
Newmilns, KA16 9BH  
P.O.A.

**GREIG**  
*Residential*





# Darvel Road

Newmilns, KA16 9BH

Proudly presenting to the market this charming, traditional red sandstone three bedroom semi detached villa situated with the heart of Newmilns offering convenient access to all local amenities whilst being within walking distance to the ever popular Lanfine Estate and the idyllic Ayrshire Countryside, a perfect balance for the ideal family home. Boasting an abundant flexible floor plan over two levels this superb villa further benefits from a substantial basement providing additional utility and storage space. Having been lovingly presented to sympathetically retain a wealth of traditional features whilst adding a touch of contemporary decor and modern fixtures throughout, this is sure to impress. Complimented by ample off street parking and low maintenance private gardens, this ticks all the boxes for even the most discerning of buyers.





#### Porch

1.40m x 0.53m (4' 7" x 1' 9") Access is given via an outer wooden storm door to a welcoming entrance porch with traditional tiled flooring and a composite door leading to the hallway.

#### Hallway

2.22m x 8.28m (7' 3" x 27' 2") The spacious grand hallway boasts contemporary grey decor, traditional high ceiling, stylish wall lights and fitted carpet. Access is given to the lounge, kitchen, bedroom three, basement room and a carpeted staircase leads to the upper level.

#### Lounge

4.59m x 5.38m (15' 1" x 17' 8") Generously proportioned main apartment offering contemporary decor, feature gas fire set within a stone surround, traditional high ceiling, central rose and ceiling cornicing, practical storage cupboard, plentiful space for free standing furniture, fitted carpet and a double glazed bay window to the front.

#### Kitchen

3.02m x 4.68m (9' 11" x 15' 4") Fully fitted kitchen complete with stylish grey gloss wall and base storage units with complimentary work surface, integrated double oven, gas hob and extractor hood, plumbing and space for fridge freezer and dish washer, stainless steel sink and drainer, neutral decor, tiled splash back, vinyl flooring and a door leading to the rear garden.

#### Bedroom One

4.59m x 4.57m (15' 1" x 15' 0") Located on the lower level, the master bedroom is a spacious double with contemporary decor, fitted carpet, double glazed window to the rear and access to ensuite shower room.

#### En-suite

Stylish en-suite comprising of a wash hand basin and wc combination unit, shower cubicle, heated towel rail, wet wall finish and tiled flooring.

#### Bedroom Two

4.59m x 3.77m (15' 1" x 12' 4") A generous double boasting neutral decor, feature fireplace, fitted carpet and a double glazed traditional bay window with to the front providing far reaching outlooks.

#### Bedroom Three

4.59m x 4.41m (15' 1" x 14' 6") Bedroom three is a spacious double with contemporary decor, fitted carpet and a double glazed window to the rear.

#### Upper landing

4.74m x 2.19m (15' 7" x 7' 2") Gallery upper landing offering the ideal home office space complete with neutral decor, ceiling spot lights, fitted carpet, storage cupboard and access to two bedrooms and bathroom.

#### Bathroom

2.23m x 3.61m (7' 4" x 11' 10") 2.23m x 3.61m (7' 4" x 11' 10") The family bathroom comprises of a wash hand basin with vanity unit, wc, bath with overhead mains shower, tiling to walls and flooring, ceiling spotlights and a double glazed opaque window to the front.

#### Utility Room

2.81m x 1.65m (9' 3" x 5' 5") Multi-use large basement space with two Belfast sink, plumbing space for washing machine and tumble dryer, additional wall and base units for convenient storage and tiling to walls.

#### Basement

6.91m x 4.29m (22' 8" x 14' 1") Large basement area providing additional storage space.

#### Bathroom

Located in the basement level, a spacious bathroom comprising of a wash basin and wc combination unit, jacuzzi bath, ceiling spotlights, tiling to walls and flooring.

#### External

This property boasts spacious private front and rear gardens, the front garden has been designed with ease of maintenance in mind being fully laid to chip with a large paved and chipped driveway to the side allowing for ample off street parking and leading to the garage. The rear garden is complete with a spacious well manicured lawn, a decked raised patio and a paved patio area perfect for alfresco dining and entertaining.

#### Council Tax Band

Band D

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TOTAL: 1744 sq. ft, 162 m<sup>2</sup>  
 FLOOR 1: 315 sq. ft, 29 m<sup>2</sup>, FLOOR 2: 853 sq. ft, 79 m<sup>2</sup>, FLOOR 3: 576 sq. ft, 54 m<sup>2</sup>  
 EXCLUDED AREAS: BASEMENT: 320 sq. ft, 30 m<sup>2</sup>, UNDEFINED: 16 sq. ft, 2 m<sup>2</sup>, PORCH: 38 sq. ft, 4 m<sup>2</sup>,  
 GARAGE: 133 sq. ft, 12 m<sup>2</sup>, BAY WINDOW: 7 sq. ft, 1 m<sup>2</sup>, LOW CEILING: 17 sq. ft, 1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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