



13 East Edith Street
Darvel, KA17 0EA
P.O.A.

GREIG
Residential



East Edith Street

Darvel, KA17 0EA

Proudly presenting this superb three bedroom terraced sandstone villa, set within the ever popular town of Darvel and ideally positioned for convenient access to local amenities and transport links.

This beautifully presented home offers spacious accommodation arranged over two levels, finished with modern décor and high quality fixtures and fittings throughout. Externally, the property is complemented by sizeable private landscaped gardens and a garage. A truly impressive property that ticks every box and is sure to attract a wide range of buyers.





Vestibule

1.06m x 0.75m (3' 6" x 2' 6") Access is given to a welcoming entrance vestibule boasting neutral decor, vinyl flooring and a door to the hallway.

Hallway

8.02m x 1.16m (26' 4" x 3' 10") Extensive hallway offering modern decor and hardwood flooring. The hallway gives access to the lounge, kitchen, utility and shower room.

Lounge

4.94m x 4.88m (16' 2" x 16' 0") Generously proportioned main apartment offering modern stylish decor, feature fireplace, ceiling coving, fitted carpet and a double glazed window to the front.

Dining Kitchen

4.94m x 3.51m (16' 2" x 11' 6") Fully fitted modern kitchen complete with ample wall and base storage units, complementary work surface, plumbing and space for cooker, fridge freezer, stainless steel sink and drainer, neutral decor, plentiful space for dining table and chairs, vinyl flooring and double glazed door overlooking and providing access to the rear garden.

Utility

1.91m x 1.72m (6' 3" x 5' 8") Practical utility comprising of additional work surface space, plumbing and space for a washing machine, neutral decor, vinyl flooring and a double glazed window to the side.

Shower Room

2.39m x 1.78m (7' 10" x 5' 10") Impressive, upgraded three piece family shower room comprising of a wash hand basin with vanity storage, wc, walk in shower shower cubicle, heated towel rail, stylish fully tiled finish, ceiling spotlights and a double glazed window to the rear.

Bedroom One

3.77m x 3.74m (12' 4" x 12' 3") On the upper level the master bedroom is a generous double boasting neutral decor, fitted carpet and a double glazed window to front.

Bedroom Two

3.82m x 3.63m (12' 6" x 11' 11") A spacious double bedroom with neutral decor, fitted carpet and a double glazed window to the rear with countryside views.

Bedroom Three

3.77m x 2.26m (12' 4" x 7' 5") Bedroom three is a good size apartment, flexible in use offering neutral decor, fitted carpet and a double glazed window to the front.

External

The extensive rear gardens have been landscaped to provide a split level decked patio leading to a sizeable lawn and chipped pathway, enclosed allowing for a safe and peaceful outdoor family space. On street parking available to the front.

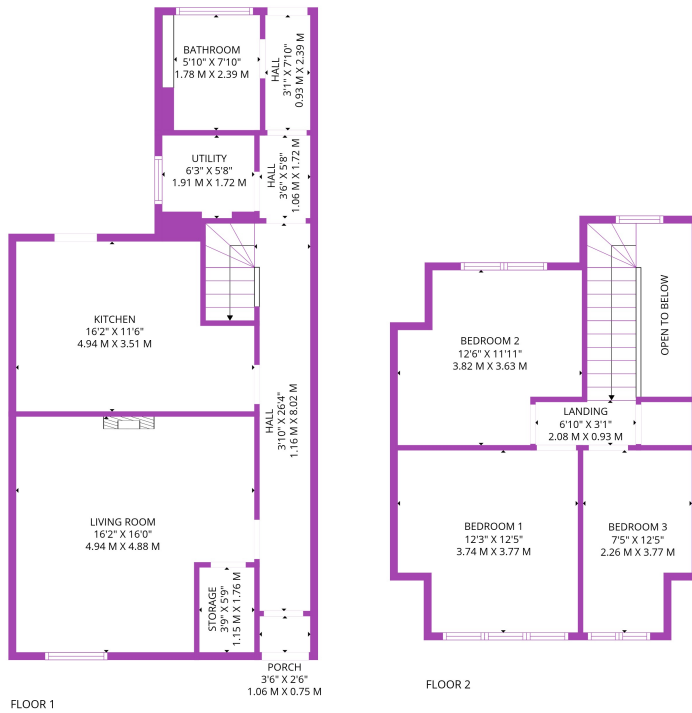
Council Tax

Band C

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FLOOR 1

FLOOR 2

TOTAL: 1077 sq. ft, 100 m2

FLOOR 1: 644 sq. ft, 60 m2, FLOOR 2: 433 sq. ft, 40 m2

EXCLUDED AREAS: STORAGE: 23 sq. ft, 2 m2, UTILITY: 39 sq. ft, 4 m2, PORCH: 9 sq. ft, 1 m2, OPEN TO BELOW: 42 sq. ft, 4 m2, LOW CEILING: 14 sq. ft, 1 m2, WALLS: 82 sq. ft, 6 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk