



22 Dykes Court
Darvel, KA17 0NH
P.O.A.

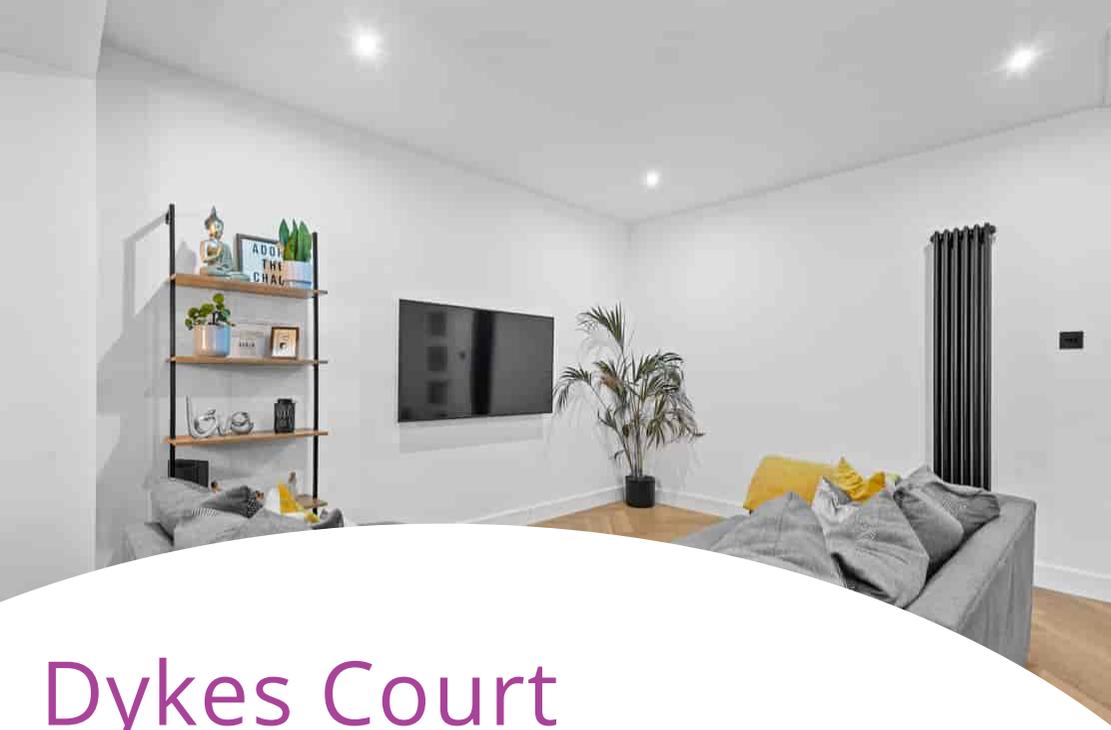
GREIG
Residential

Dykes Court

Darvel, KA17 0NH

Ideally located within a highly sought-after residential area of Darvel, this unique three bedroom semi detached bungalow is perfectly suited to modern living. Fully renovated throughout, the property offers a spacious single level layout, featuring a stylish open plan design enhanced by striking bi-fold doors that create a seamless flow to the rear garden. Finished to a contemporary standard with high quality fixtures and fittings, the home is presented in true walk in condition. Set on a generous plot, it also benefits from beautifully landscaped gardens, a covered timber-built pergola, ample off-street parking, and a garage.

With convenient access to local amenities, schools, and transport links, and just a short walk from the ever popular Morton Park and Lanfine Estate, this property offers an excellent balance of comfort and location, and is sure to impress all who view.





Hallway

3.71m x 0.92m (12' 2" x 3' 0") 1.15m x 2.78m (3' 9" x 9' 1") Access is given to a welcoming entrance 'L' shaped hallway offering modern decor, practical storage cupboard, ceiling coving and stylish laminate flooring. The hallway gives access to all apartments.

Lounge/ Dining Room

3.60m x 4.02m (11' 10" x 13' 2") 3.27m x 3.97m (10' 9" x 13' 0") Generously proportioned main apartment featuring a modern open plan layout to the dining room and kitchen, stylish contemporary decor, plentiful space for free standing furniture, storage cupboard, modern LVT flooring and stunning bi-folding doors offering an open outlook over the rear gardens.

Kitchen

2.58m x 2.78m (8' 6" x 9' 1") Fully fitted modern kitchen complete with a stunning open plan layout, stylish wall and base units providing ample storage with a complimentary work surface, integrated oven, gas hob, composite sink, plumbing and space for a fridge freezer, modern decor, breakfast bar seating area, ceiling spotlights, tiled flooring and a double glazed window to the rear.

Bedroom One

3.54m x 4.01m (11' 7" x 13' 2") The master bedroom is an impressive double offering modern decor with feature wood panelling, a large walk in wardrobe, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-suite

1.59m x 1.81m (5' 3" x 5' 11") Stylish en-suite comprising of a wash hand basin with vanity storage, wc, shower cubicle with mains shower, modern decor with a contemporary wet wall finish around the shower, ceiling spotlights and vinyl flooring.

Bedroom Two

3.25m x 2.68m (10' 8" x 8' 10") Spacious double bedroom with modern decor, fitted carpet and double glazed window to the front.

Bedroom Three

2.93m x 2.68m (9' 7" x 8' 10") Bedroom three is a good sized apartment offering modern decor, practical storage cupboard, ceiling coving, fitted carpet and a double glazed window to the side.

Bathroom

1.73m x 3.00m (5' 8" x 9' 10") Completing the accommodation is the stylish bathroom comprising of a wash hand basin with vanity storage, wc, free standing bath, LED mirror, heated towel rail, modern decor with a stylish tiled feature wall and gold finishings, ceiling spotlights and vinyl flooring.

Externally

This property features generous private gardens to both the front and rear. The front garden includes a well maintained lawn, along with a combination of chipped and paved driveway to the side, plus an additional paved driveway offering extra off street parking and access to the garage. The fully enclosed rear garden provides a spacious lawn and an impressive decked patio with a covered pergola, creating an ideal setting for outdoor dining and entertaining.

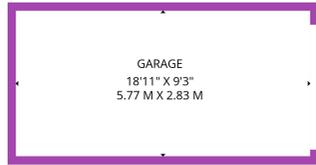
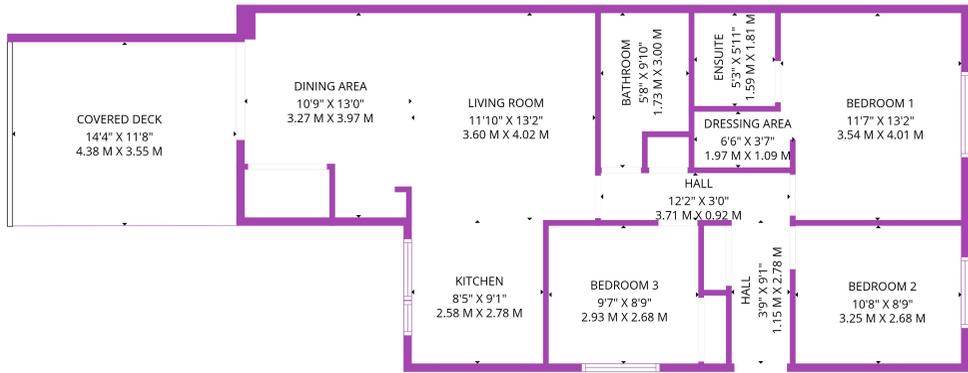
Council Tax Band

Band D

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