



# 3 Sim Gardens

Darvel, KA17 0LD

P.O.A.

**GREIG**  
*Residential*



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Greig Residential are delighted to present to the market this spacious two bedroom semi detached bungalow situated in the heart of Darvel boasting ease of access to local amenities and transport links. Offering generous all on the level accommodation with soft neutral decor and stylish fixtures and fittings throughout. Complemented by a superb conservatory allowing for additional accommodation, low maintenance private gardens and a large driveway providing ample off street parking. This is the perfect first time buy or downsize and is sure to impress all who view.





#### Hallway

4.31m x 2.78m x 0.95m (14' 2" x 9' 1" x 3'1") Access is given via an outer UPVC double glazed door to a welcoming 'L' shaped hallway offering neutral decor, a selection of fitted wardrobe storage, ceiling coving and spotlights and a fitted carpet. The hallway gives access to the lounge, two bedrooms and shower room.

#### Lounge

4.94m x 3.59m (16' 2" x 11' 9") Generously proportioned main apartment boasting tasteful neutral decor, ceiling spotlights, plentiful space for free standing furniture, fitted carpet, double glazed window to the front and door access to the kitchen.

#### Kitchen

3.45m x 2.73m (11' 4" x 8' 11") The fully fitted modern kitchen is complete with oak effect shaker style wall and base units with complementary work surface, integrated oven, ceramic hob and hood, fridge freezer and washing machine, neutral decor, breakfast bar seating area, practical pantry storage cupboard, neutral decor, ceiling spotlights and coving, vinyl flooring, a double glazed window to the rear and access to conservatory.

#### Conservatory

3.42m x 3.10m (11' 3" x 10' 2") Superb conservatory allowing for addition living space offering contemporary decor, solid wood flooring and fully double glazed to all aspects with a double glazed door leading to the garden.

#### Bedroom One

4.13m x 2.44m (13' 7" x 8' 0") A generous double bedroom with neutral decor, fitted mirrored door wardrobes, ceiling coving, fitted carpet and a double glazed window to the rear.

#### Bedroom Two

3.56m x 3.01m (11' 8" x 9' 11") The second bedroom is a spacious double offering neutral decor, fitted mirrored door wardrobes, fitted carpet and a double glazed window to the front.

#### Shower Room

2.61m x 1.67m (8' 7" x 5' 6") Completing the accommodation is the shower room comprising of a wash hand basin, wc, large double walk in shower, heated towel rail, contemporary neutral tiling to and flooring and a double glazed opaque window to the side.

#### Externally

This property boasts low maintenance private gardens, the front of the property has been fully laid to chip with large tarmac driveway allowing for ample off street parking. The rear of the property has been fully paved perfect for al fresco dining and entertaining.

#### Council Tax Band

Band C

#### Disclaimer

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