



31 Hillview Road  
Darvel, KA17 0DQ  
P.O.A.

**GREIG**  
*Residential*





# Hillview Road

Darvel, KA17 0DQ

Proudly presenting to the market 'Aradus', a striking three bedroom semi detached villa located on the periphery of Darvel boasting open countryside outlooks whilst conveniently allowing ease off access to all local amenities and schooling. Offering an abundant floor plan over two levels, this superb villa has been lovingly presented by the current owner with neutral contemporary decor and modern fixtures and fittings throughout. Further benefitting from a large conservatory providing additional family living space, elevated private landscaped gardens, a driveway and an impressive double garage allowing for ample off street parking and additional storage space. This is the ideal family home and is sure to impress even the most discerning of buyers.





#### Porch

Access is given via an outer UPVC door to a welcoming entrance porch offering laminate flooring and a carpeted staircase to the upper level.

#### Hallway

3.57m x 5.31m (11' 9" x 17' 5") Spacious hallway boasting neutral decor, practical storage cupboard and fitted carpet. Access is given to the lounge, dining room, kitchen/dining room, bedroom three bathroom and a carpeted staircase leads to the upper level.

#### Lounge

5.37m x 6.28m (17' 7" x 20' 7") Impressive main apartment offering neutral decor, plentiful space for free standing furniture, fitted carpet and a double glazed window to the front offering far reaching countryside views over Lanfine estate.

#### Kitchen/Dining

3.15m x 3.09m (10' 4" x 10' 2") 2.77m x 3.51m (9' 1" x 11' 6") Fully fitted dining sized kitchen complete with oak wall and base storage units, complimentary work surface, integrated oven, integrated gas hob and hood, stainless steel sink and drainer, integrated fridge freezer, washing machine and tumble drier, neutral decor, plentiful space for dining table and chairs, under cabinet lighting, vinyl and carpeted flooring, double glazed window to the side and sliding doors leading to the conservatory.

#### Conservatory

3.39m x 3.30m (11' 1" x 10' 10") Superb conservatory boasting neutral decor, double glazed windows to all aspects providing open garden outlooks, laminate flooring and double glazed patio doors leading to the garden.

#### Bedroom Three

3.17m x 3.05m (10' 5" x 10' 0") A spacious third bedroom that could be flexibly utilised offering neutral decor, fitted carpet and a double glazed window to the rear.

#### Shower Room

2.49m x 2.32m (8' 2" x 7' 7") Family shower room comprising of a wash hand basin, wc, bath, corner shower cubicle with mains shower, vinyl flooring and a double glazed opaque window to the side.

#### Bedroom One

3.44m x 4.09m (11' 3" x 13' 5") The master bedroom is a generous double offering neutral decor, ceiling spotlights, fitted carpet and a double glazed velux window to the side and rear.

#### Bedroom Two

3.44m x 3.13m (11' 3" x 10' 3") Bedroom two is a spacious double boasting neutral decor, fitted carpet and two velux windows to the side.

#### WC/Cloaks

1.05m x 1.63m (3' 5" x 5' 4") Practical wc/cloaks located on the upper level comprising of a wash hand basin, wc, neutral decor, vinyl flooring and a double glazed velux to the side.

#### Externally

This property further benefits from spacious private landscaped gardens, the front and side garden has an area of mature shrubbery, chips and a paved pathway providing access to the rear whilst the impressive rear garden is complete with split levels of mature shrubbery, a paved patio and an elevated decked patio perfect for al fresco dining and entertaining.

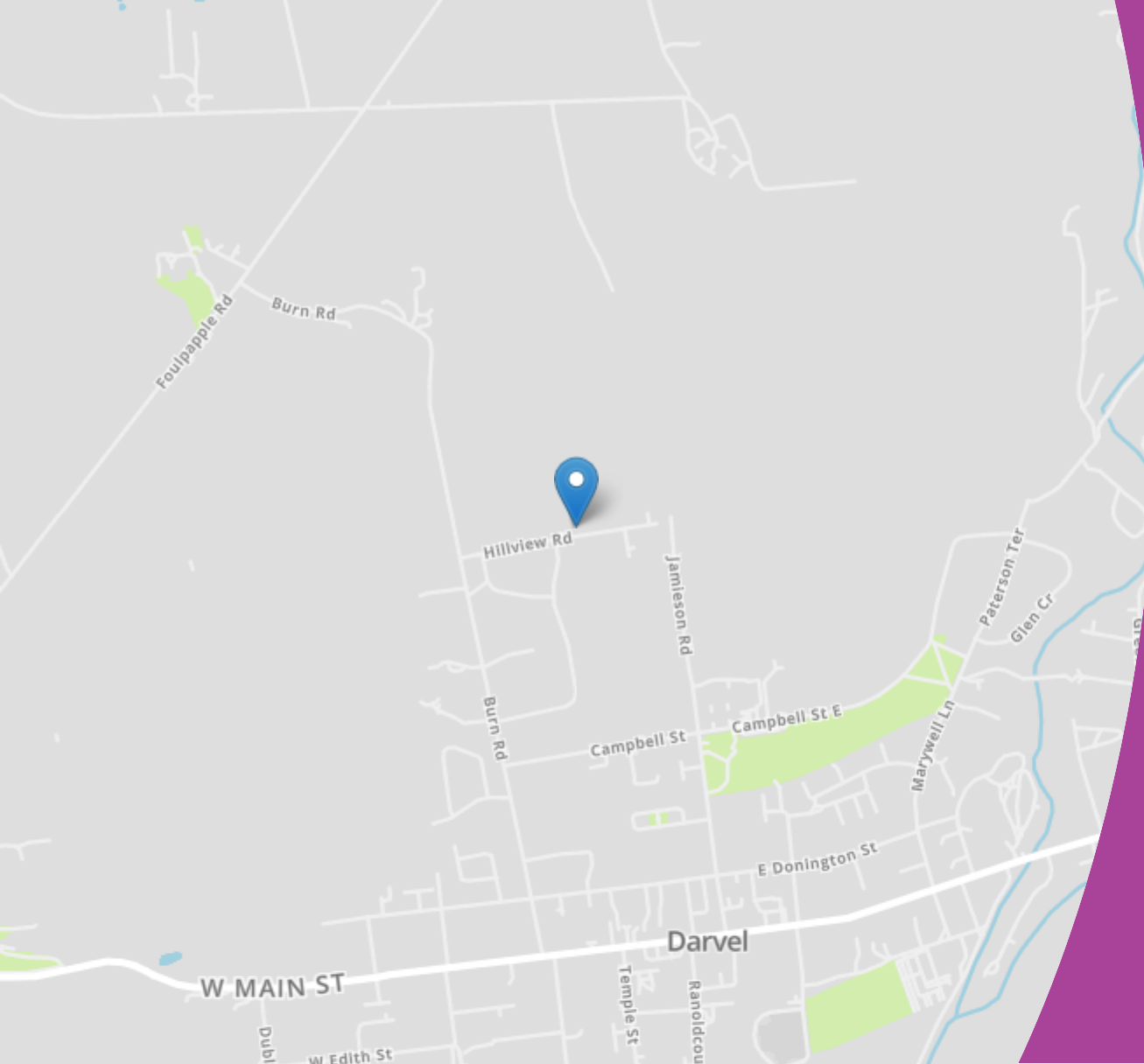
A large mono blocked driveway to the front of the property offers ample off street parking and leads to the spacious double garage with electric car charging port.

#### Council Tax Band

Band E

#### Disclaimer

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Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)