



48 Darvel Avenue
Kilmarnock, KA3 6FW
P.O.A.

GREIG
Residential



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Perfectly positioned within the highly regarded Southcraigs estate on the Northern periphery of Kilmarnock, this sizeable four bedroom detached villa is the epitome of modern family living. Boasting spacious accommodation over two levels complete with a newly fitted modern kitchen and neutral decor throughout. Complimented by spacious low maintenance private gardens, ample off street parking and an integral garage. Located within ease of access to all local amenities, schooling and with direct transport links to Ayr and Glasgow via the M77, this ticks all the boxes for the ideal home and is sure to impress even the most discerning of buyers.





Hallway

4.47m x 1.92m (1' 7" x 6' 4") Access is given via an outer composite door to a welcoming entrance hallway offering neutral decor, practical under stairs storage cupboard and newly fitted laminate flooring. The hallway gives access to the lounge, dining room, kitchen, wc/cloaks and a carpeted staircase leads to the upper level.

Lounge

4.51m x 3.65m (14' 10" x 12' 0") Generously proportioned main apartment boasting soft contemporary decor, plentiful space for free standing furniture, fitted carpet and a double glazed window to the rear.

Kitchen

4.97m x 2.71m (16' 4" x 8' 11") Newly fitted stylish kitchen complete with modern handle-less wall and base units providing ample storage and complemented by light oak work surfaces, Bosch appliances including integrated oven, hood, gas hob, fridge freezer, dish washer and washing machine, stainless steel sink and drainer, neutral decor, glass splashback, laminate flooring, a double glazed window to the rear and door to the rear garden.

Dining Room

3.26m x 2.74m (10' 8" x 9' 0") Superb front facing dining room offering soft neutral decor, laminate flooring and a double glazed window.

Wc/Cloaks

1.45m x 0.85m (4' 9" x 2' 9") Practical wc/cloaks conveniently located on the lower level comprising of a wash hand basin, wc, neutral decor, laminate flooring and a double glazed opaque window to the front.

Bedroom One

4.09m x 3.44m (13' 5" x 11' 3") The master bedroom is a generous double complete with contemporary decor, fitted wardrobes, fitted carpet, three double glazed windows to the front and access to en-suite facilities.

En-Suite

2.09m x 1.37m (6' 10" x 4' 6") Stylish en-suite comprising of a wash hand basin and wc combination unit, shower cubicle, herringbone vinyl flooring and a double glazed opaque window to the side.

Bedroom Two

3.28m x 2.71m (10' 9" x 8' 11") A spacious double bedroom with neutral decor, fitted wardrobes, fitted carpet and a double glazed window to front.

Bedroom Three

3.32m x 2.71m (10' 11" x 8' 11") Bedroom three is a generous double with contemporary grey decor, fitted carpet and a double glazed window to the rear.

Bedroom Four

2.74m x 2.53m (9' 0" x 8' 4") A spacious fourth bedroom offering neutral decor, fitted carpet and a double glazed window to the rear.

Bathroom

1.97m x 1.86m (6' 6" x 6' 1") Completing the accommodation is the family bathroom comprising of a wash hand basin and wc combination unit, bath, herringbone vinyl flooring and double glazed opaque window to the rear.

Externally

This property boasts spacious private gardens to the front and rear, the front of the property offers a well manicured lawn with a tarmac driveway allowing for ample off street parking and leading to the garage. The fully enclosed rear garden had been designed with ease of maintenance in mind being fully laid to decorative slate chips with an elevated decked patio area perfect for al fresco dining and entertaining.

Council Tax Band

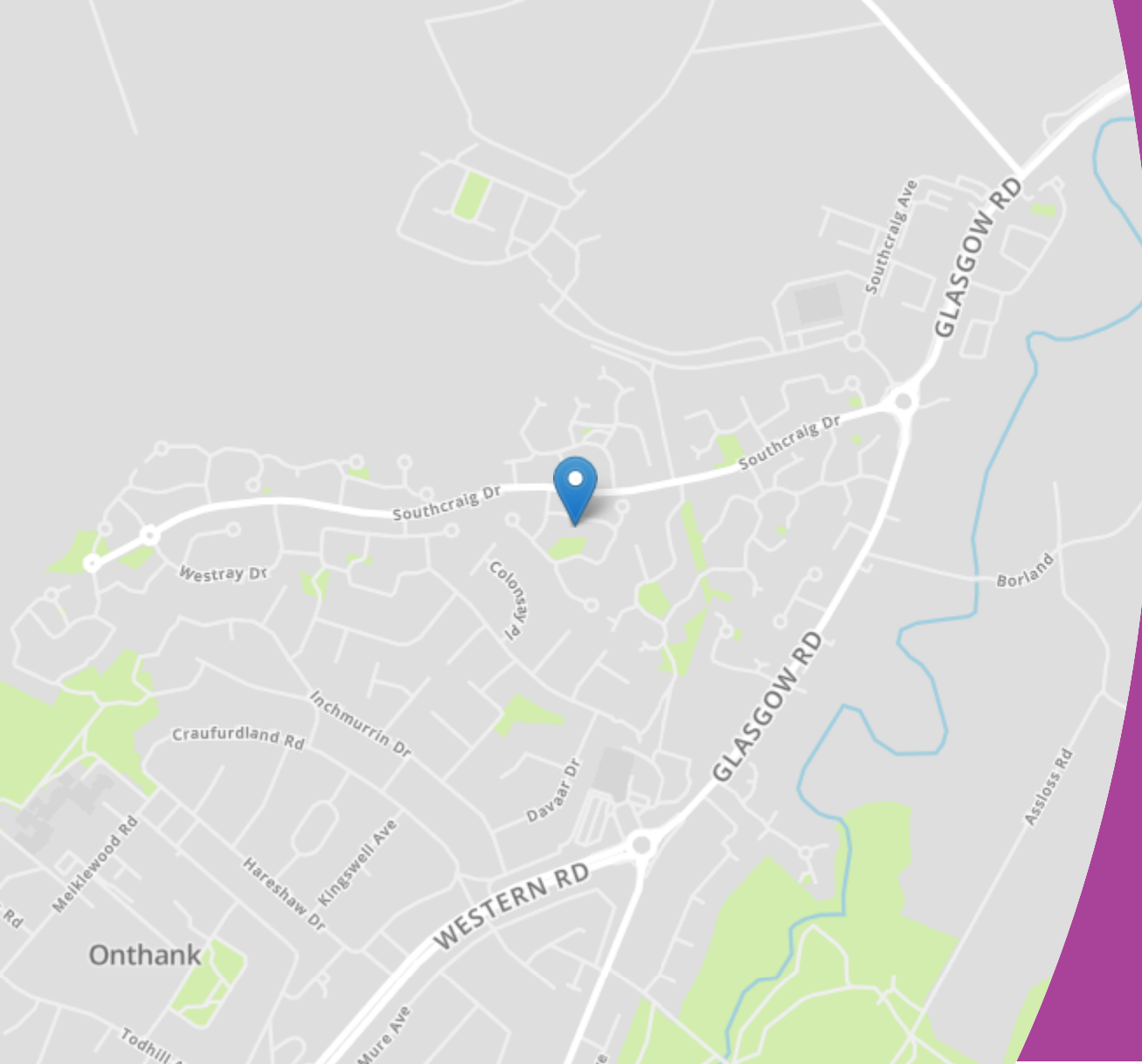
Band F

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