



30 Hutchison Drive  
Darvel, KA17 0BL  
Offers Over £145,000

**GREIG**  
*Residential*



# Hutchison Drive

Darvel, KA17 0BL

Proudly presenting this exceptional three bedroom semi detached villa, ideally located within a highly sought after residential area of Darvel boasting a peaceful leafy backdrop while remaining conveniently close to local amenities and schooling. Set over two spacious levels, this rarely available family home provides generous, well proportioned accommodation throughout.

The property is beautifully presented with modern, stylish decor, complemented by high quality fixtures and fittings. It has been thoughtfully upgraded and meticulously maintained by the current owners, ensuring it is in true walk in condition. Externally, the home is further enhanced by intricately landscaped gardens and a spacious driveway offering ample off street parking. This home ticks all the boxes for modern family living and is sure to leave a lasting impression upon viewing.





## Hallway

4.94m x 2.13m (16' 2" x 7' 0") Access is given to a welcoming entrance hallway offering modern decor, practical storage cupboard, vinyl flooring and a double glazed window to the front. The hallway gives access to the lounge and bathroom, and a carpeted staircase leads to the upper level.

## Lounge

4.88m x 4.68m (16' 0" x 15' 4") Generously proportioned main apartment boasting modern tasteful decor, feature media wall, fitted carpet and a double glazed bay window to the front. Door access to kitchen.

## Kitchen

4.94m x 2.69m (16' 2" x 8' 10") Fully fitted breakfasting kitchen complete with modern white gloss handle less wall and base storage units and complimentary work surface, integrated oven, microwave, plumbing and space for a fridge freezer, washing machine and tumble drier, composite sink and drainer, modern decor, breakfast bar seating area, ceiling spotlights, laminate flooring, two double glazed windows to the rear and a door to the rear garden.

## Bathroom

1.87m x 1.85m (6' 2" x 6' 1") Positioned on the ground floor is the three piece family bathroom comprising of a wash hand basin with vanity storage, wc and bath with overhead mains shower. Heated towel rail, modern fully tiled finish, ceiling spotlights, vinyl flooring and a double glazed window to the rear.

## Bedroom One

3.71m x 2.90m (12' 2" x 9' 6") The master bedroom is a generous double offering tasteful modern decor, triple fitted wardrobes providing storage space, fitted carpet and a double glazed window to the front.

## Bedroom Two

3.89m x 2.95m (12' 9" x 9' 8") Spacious double bedroom with soft modern decor, practical storage cupboard, laminate flooring and a

double glazed window to the rear overlooking the gardens.

## Bedroom Three

3.86m x 2.62m (12' 8" x 8' 7") Bedroom three is a spacious bedroom offering modern decor, storage cupboard, laminate flooring and a double glazed window to the rear.

## WC

1.01m x 0.97m (3' 4" x 3' 2") Practical two piece cloaks/wc conveniently on the upper level comprising of a wash hand basin, wc, contemporary wet wall finish to walls and vinyl flooring.

## Loft Room

3.99m x 3.67m (13' 1" x 12' 0") Useful floored and lined loft room with neutral decor and fitted carpet.

## External

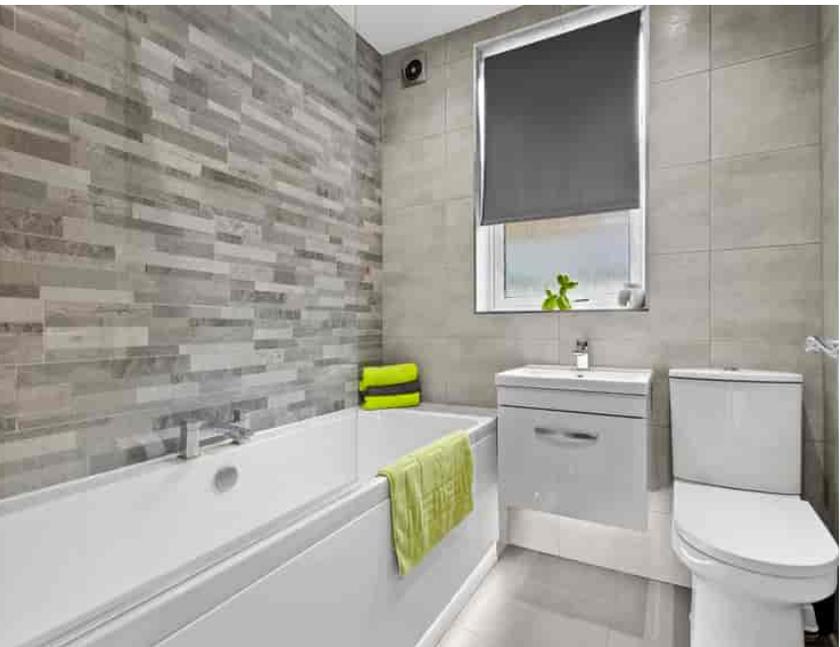
Positioned on a generous plot, this family home boasts private garden grounds to the front and rear which have been landscaped. The easily maintained front garden is laid to chips, with a monobloc driveway providing private off street parking. The rear gardens provide a split level layout comprising of a feature pergola with monobloc area leading up to the artificial lawn and chipped areas. Enclosed by fencing and with a leafy backdrop allowing for a safe and peaceful outdoor family space.

## Council Tax Band

Band A

## Disclaimer

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**TOTAL: 1167 sq. ft, 109 m<sup>2</sup>**  
 Ground floor: 530 sq. ft, 49 m<sup>2</sup>, 1st floor: 512 sq. ft, 48 m<sup>2</sup>, 2nd floor: 125 sq. ft, 12 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 157 sq. ft, 15 m<sup>2</sup>, WALLS: 119 sq. ft, 10 m<sup>2</sup>

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