



4 Laggan View
Darvel, KA17 0NS
Offers Over £269,995

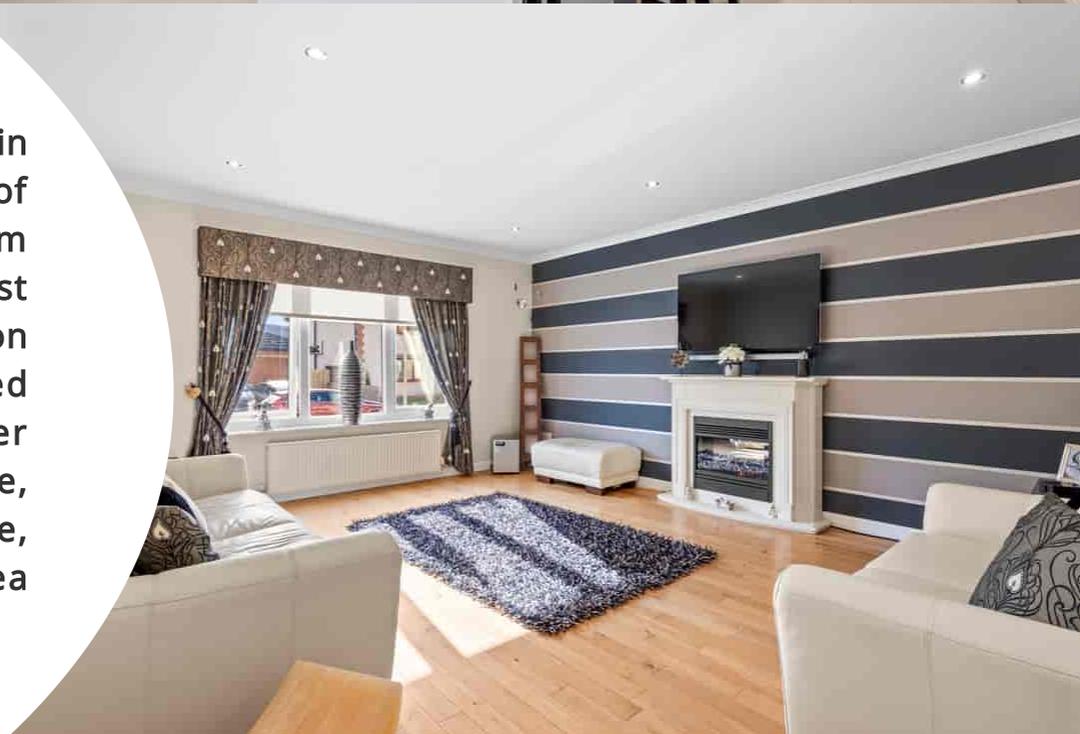
GREIG
Residential



Laggan View

Darvel, KA17 0NS

An impressive example of an opulent family home, presented in true show home condition throughout with an abundance of upgraded contemporary features. This handsome five bedroom modern detached villa is sure to impress even the most discerning of buyers boasting sizeable, flexible accommodation over two levels including the striking open plan dining sized kitchen/family room, feature vaulted ceiling within the master suite, en suite facilities servicing two bedrooms, detached garage, driveway and generous landscaped gardens. Rarely available, forming part of an exclusive development within a preferred area of Darvel, early viewings are advised.



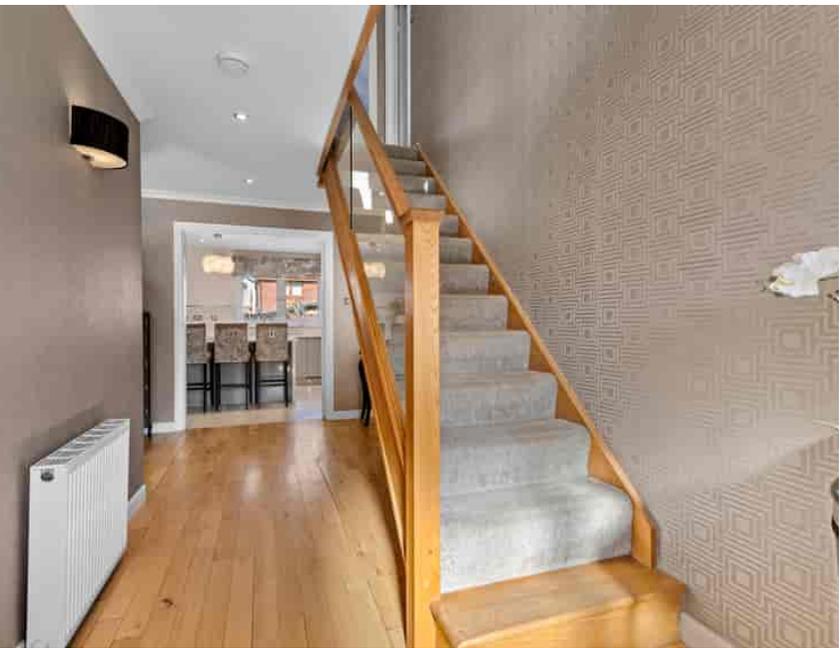


Hallway

5.68m x 4.15m (18' 8" x 13' 7") Spacious welcoming entrance hallway complete with stylish contemporary decor, ceiling coving, spotlights and oak hardwood flooring. Decorative wall lighting, staircase to the upper level with feature oak and glass balustrade, door access to apartments including formal lounge, bedroom five, dining kitchen and cloaks/wc.

Formal Lounge

5.18m x 4.35m (17' 0" x 14' 3") Generously proportioned main apartment offering tasteful stylish decor with ceiling spotlights and coving, solid oak flooring and double glazed window to the front. Plentiful space for freestanding furniture.



Dining Kitchen/Family Room

4.50m x 8.23m (14' 9" x 27' 0") Superb, impressive dining sized kitchen with modern open plan layout to family room boasting a selection of stylish gloss wall and base storage units with complimentary work surfaces and large feature central island with seating for four people. An excellent selection of integrated appliances including double oven, ceramic hob, full size fridge & full size freezer, wine cooler and dishwasher. Further benefiting from underfloor heating and marble effect LVT tiled finish, anthracite sink and drainer, heated towel rail, white brick effect tiled splashback and crisp white decor. Ceiling coving and spotlights, double glazed window to the rear, double door access from hallway, door access to utility room and double glazed French doors leading out into the rear gardens.

Utility Room

3.34m x 1.62m (10' 11" x 5' 4") Practical utility room with access via the kitchen providing additional grey gloss wall and base storage units, work surfaces, sink and drainer. Plumbing/space for washing machine, marble effect LVT flooring with underfloor heating, neutral decor with tiled splashback, and ceiling spotlights. Double glazed window to the side and door leading out into the rear gardens.



Bedroom Five/Dining Room

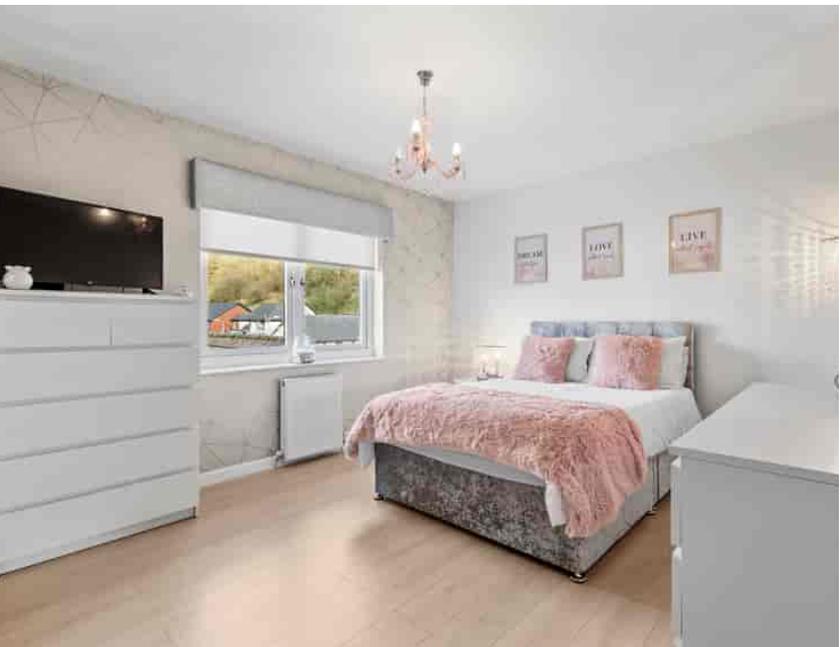
4.77m x 3.36m (15' 8" x 11' 0") A flexible apartment conveniently located on the ground floor, currently utilised as a dining room but could lend itself as home office/play room/sitting room/downstairs bedroom offering soft modern decor, solid oak flooring, ceiling coving and pendant lighting. Double glazed window to the front.

Cloaks/WC

2.12m x 1.48m (6' 11" x 4' 10") Practical two piece cloaks/wc comprising of wash hand basin and wc set with neutral decor, tiled flooring and double glazed window to the side.

Upper Landing

5.47m x 2.04m (17' 11" x 6' 8") The galleried upper landing provides access to four bedrooms, family bathroom and double storage cupboard, complete with feature oak banister with glass balustrade, stylish decor, fitted carpet and ceiling spotlights.



Bedroom One

4.36m x 4.05m (14' 4" x 13' 3") The impressive master suite is complete with a dressing room and en suite, boasting a unique three metre high vaulted ceiling, feature arched double glazed window to the front, stylish decor and fitted carpet. A sizeable double room with archway leading to dressing area.

Master Dressing Room

1.99m x 1.90m (6' 6" x 6' 3") Practical walk in dressing room with a great selection of hanging and shelved storage space, ceiling spotlights and door access to en suite.

Master En Suite

2.68m x 1.68m (8' 10" x 5' 6") Three piece master en suite shower room comprising of wash hand basin and wc combination unit, double walk in shower cubicle with mains overhead shower. Monochrome style tiling to walls and floor, ceiling spotlights and double glazed opaque window to the side.

Bedroom Two

3.64m x 3.55m (11' 11" x 11' 8") Bedroom two is a generous double and is rear facing with a double glazed window, neutral decor, fitted carpet, fitted mirrored door wardrobes and door access to en suite.



En Suite Shower Room

2.85m x 1.68m (9' 4" x 5' 6") Three piece en suite shower room comprising of wash hand basin, wc and large double walk in shower cubicle with mains overhead shower. Crisp white decor and tiling to walls, tiled flooring and double glazed window to the side.

Bedroom Three

4.44m x 3.55m (14' 7" x 11' 8") The third double bedroom offers crisp white decor, laminate flooring and fitted mirrored door wardrobes providing storage space. Double glazed window to the rear overlooking the gardens.

Bedroom Four

3.35m x 2.77m (11' 0" x 9' 1") A good sized double bedroom complete with fitted mirrored door wardrobes, contemporary decor, fitted carpet and front facing double glazed window.

Bathroom

3.35m x 2.60m (11' 0" x 8' 6") Completing the accommodation is the impressive four piece family bathroom suite comprising of wash hand basin with vanity storage, wc, large corner bath with mixer taps and shower head, separate shower cubicle. Tiled finish to walls and floor, neutral decor, ceiling spotlights, heated towel rail and double glazed window



External

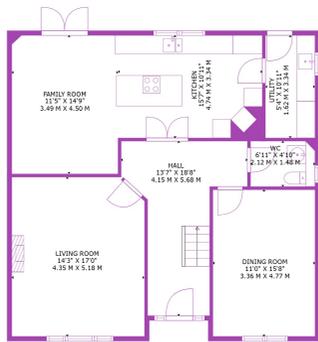
Positioned on a sizeable plot, this impressive family home offers private gardens to the front and rear with generous monobloc driveway to the side providing ample off street parking, leading to the detached garage with up and over door access. The front gardens are laid to lawn. The spacious rear gardens comprise of an intricately manicured lawn, raised decked area, paved patio and a selection of chips. Enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

Band F

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Total scanned area: 2459 sq. ft

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