



7 Campbell Street  
Darvel, KA17 0BZ  
P.O.A.

**GREIG**  
*Residential*





# Campbell Street

Darvel, KA17 0BZ

Welcoming to the market this characterful six apartment traditional sandstone semi detached villa, ideally positioned within the heart of Darvel offering ease of access to all local amenities, transport links and schooling. Boasting an abundant flexible floor plan over two levels including three generous apartments providing additional family living space and practical utility. Having been lovingly maintained by the current owner complete with contemporary decor and modern fixtures and fitting whilst sympathetically retaining a wealth of traditional features throughout. Further benefiting from private well maintained rear gardens this ticks all the boxes for the ideal family home and is sure to impress even the most discerning of buyers.





#### Porch

1.33m x 1.22m (4' 4" x 4' 0") Access is given via a composite door to a welcoming entrance porch boasting neutral decor, original decorative tiled flooring and a pitched pine door with toughened etched glass panels providing access to the hallway.

#### Hallway

1.66m x 5.20m (5' 5" x 17' 1") A grand spacious hallway offering contemporary decor and laminate flooring. Solid oak doors give access to the lounge, sitting room/dining room and the wc/cloaks.

#### Lounge

4.23m x 4.84m (13' 11" x 15' 11") Generously proportioned main apartment offering contemporary decor, feature electric fire set within an oak surround, traditional high ceiling with decorative cornicing, deep traditional skirtings, fitted carpet and a double glazed bay window to the front.

#### WC/Cloaks

1.33m x 1.67m (4' 4" x 5' 6") Stylish wc/cloaks conveniently located on the lower level comprising of a wash hand basin with vanity unit, wc, double storage cupboard, illuminated anti misting mirror, half height wet wall finish, vinyl tiling flooring and a double glazed opaque window to the side.

#### Dining Room

4.42m x 5.14m (14' 6" x 16' 10") Spacious second apartment that could be flexibly utilised as a second family room or dining room boasting contemporary grey decor, feature log burner, traditional high ceiling with decorative cornicing, plentiful space for free standing furniture and laminate flooring. Door access is given to the kitchen and an archway leads to the sitting area.

#### Sitting Room

3.68m x 3.09m (12' 1" x 10' 2") Impressive sitting area offering a large double glazed window to the rear providing open garden outlooks, contemporary decor, ceiling spotlights, laminate flooring, a double glazed window to the rear and a door leading to the rear garden.

#### Kitchen

2.07m x 2.92m (6' 9" x 9' 7") Modern fully fitted kitchen complete with stylish shaker style navy wall and base units with stunning copper finishes and complimentary light oak work surface, integrated oven, gas hob and hood, integrated microwave and dish washer, black composite sink and drainer, contemporary grey decor, decorative wet wall splashback, under cabinet lighting, ceiling spotlights and vinyl tiling flooring.

#### Utility Room

2.07m x 2.48m (6' 9" x 8' 2") Practical utility room comprising of additional wall units, worksurface space, plumbing and space for washing machine and tumble drier, space for freezer.

#### Bedroom One

3.19m x 4.01m (10' 6" x 13' 2") The master bedroom is an impressive double boasting soft neutral decor, fitted wardrobes providing ample shelved and hanging storage, fitted carpet, traditional window seat and a large double glazed window to the front offering far reaching outlooks.

#### Bedroom Two

2.72m x 3.44m (8' 11" x 11' 3") A spacious double bedroom with contemporary grey decor, fitted carpet and a double glazed window to the rear providing open outlooks.

#### Bedroom Three

2.38m x 3.26m (7' 10" x 10' 8") A good sized bedroom offering contemporary decor, fitted carpet and a double glazed window to the front.

#### Bathroom

1.41m x 3.43m (4' 8" x 11' 3") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead mains shower, chrome heated towel rail, illuminated anti misting mirror, stylish wet wall finish to walls, ceiling spotlights, vinyl tiled flooring and a double glazed opaque window to the rear.

#### Externally

This property further benefits from extensive private gardens, the front garden has been designed with ease of maintenance in mind being fully laid to chips whilst the spacious rear garden is complete with a well manicured lawn area with a decorative chipped pathway, mature bedding area and a stunning chipped and paved patio perfect for al fresco dining and entertaining.

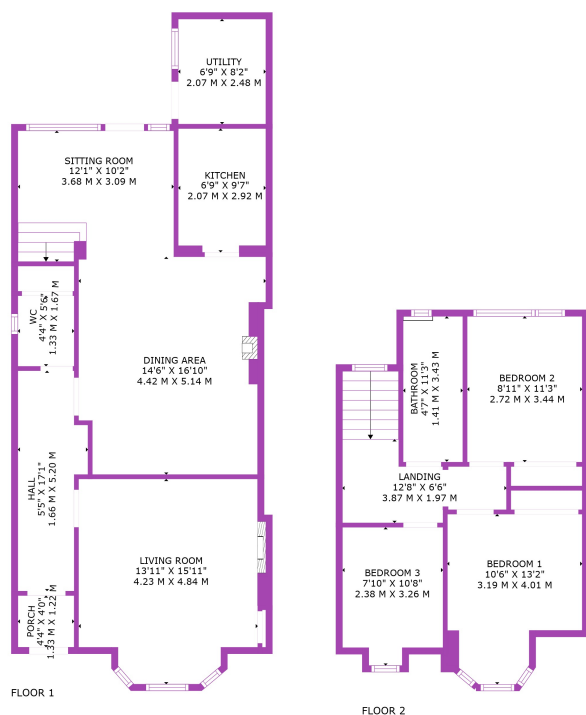
#### Council Tax Band

Band D

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**TOTAL: 1266 sq. ft, 117 m<sup>2</sup>**  
 BELOW GROUND: 821 sq. ft, 76 m<sup>2</sup>, FLOOR 2: 445 sq. ft, 41 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m<sup>2</sup>, LOW CEILING: 27 sq. ft, 4 m<sup>2</sup>  
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