



26 Station Gate  
Darvel, KA17 0AT  
P.O.A.

**GREIG**  
*Residential*





# Station Gate

Darvel, KA17 0AT

Proudly introduced to the market is this superb three bedroom end terraced villa, situated within a modern development in the heart of Darvel, offering easy access to local amenities and schooling. Recently refurbished, the property provides spacious accommodation arranged over two levels, finished with stylish neutral décor and modern fixtures and fittings throughout. Further enhanced by generous private gardens and ample off street parking, this impressive home is perfectly suited to first time buyers, families, or those looking to downsize, and is sure to impress to all who view





### Hallway

Access is given to a welcoming entrance hallway offering modern decor, practical under stairs storage cupboard and laminate flooring. The hallway gives access to...

### Lounge/Dining Area

3.48m x 4.28m (11' 5" x 14' 1") 2.70m x 3.52m (8' 10" x 11' 7") Generously proportioned main apartment boasting modern decor, feature fireplace, plentiful space for free standing furniture, ceiling coving, fitted carpet, a double glazed window to the front and French doors overlooking and giving access to the rear garden.

### Kitchen

2.97m x 3.42m (9' 9" x 11' 3") Fully fitted kitchen complete with stylish wall and base unit, complimentary work surface, integrated oven, gas hob and fridge freezer, plumbing and space for a washing machine and tumble drier, stainless steel sink and drainer, modern decor, laminate flooring, double glazed window to the rear and door access to the rear garden.

### WC

0.97m x 2.26m (3' 2" x 7' 5") Practical wc/cloaks located on the lower level comprising of a wash hand basin, wc, modern decor with stylish half height tiling, laminate flooring and a double glazed window to the front.

### Bedroom One

3.61m x 3.19m (11' 10" x 10' 6") The master bedroom is a generous double boasting modern decor, double mirrored door fitted wardrobes, fitted carpet, double glazed window to the rear and access to en-suite facilities.

### En-Suite

1.70m x 1.67m (5' 7" x 5' 6") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle, neutral decor with a modern tiled finish around shower and vinyl flooring.

### Bedroom Two

3.62m x 3.21m (11' 11" x 10' 6") Spacious double bedroom with contemporary decor, double mirrored door fitted wardrobes, fitted carpet and a double glazed window to the front.

### Bedroom Three

2.20m x 3.62m (7' 3" x 11' 11") A good sized apartment with modern decor, fitted carpet and a double glazed window to the front.

### Bathroom

2.06m x 2.01m (6' 9" x 6' 7") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity storage, wc, bath with overhead shower, modern decor with half height tiling, vinyl flooring and a double glazed window to the rear.

### Externally

This property is situated on a spacious plot boasting private front and rear gardens, the front garden offers a well manicured lawn with a mono blocked driveway allowing for ample off street parking. Whilst the rear garden has been designed with ease of maintenance in mind with an area laid to chips and a paved patio perfect for al fresco dining and entertaining.

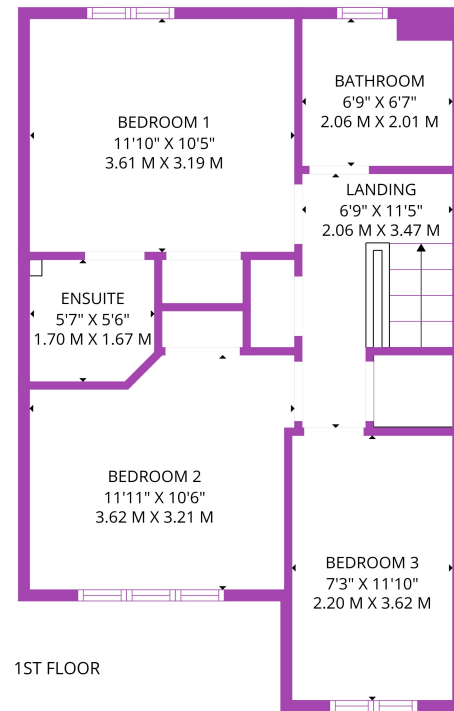
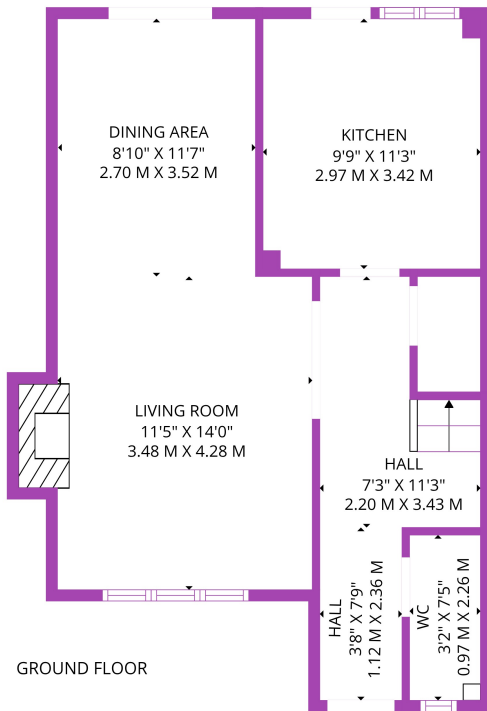
### Council Tax Band

Band D

### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX. IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.





**TOTAL: 1034 sq. ft, 96 m<sup>2</sup>**

Ground floor: 524 sq. ft, 49 m<sup>2</sup>, 1st floor: 510 sq. ft, 47 m<sup>2</sup>

EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m<sup>2</sup>, UNDEFINED: 12 sq. ft, 1 m<sup>2</sup>, WALLS: 75 sq. ft, 7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
info@greigresidential.co.uk