



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

GREIG
Residential



Darvel Avenue

Kilmarnock, KA3 6FW

Proudly presenting this truly unique, extended four bedroom family home which epitomises modern socialable living. This contemporary detached villa is positioned on a favourable plot within 'Southcraigs', a highly sought after residential area on the periphery of Kilmarnock boasting direct access to M77 transport links. The extended floor area and high quality finishes throughout will be sure to make this home one to be desired, along with integral garage & low maintenance landscaped gardens.





Entrance Porch

2.00m x 0.75m (6' 7" x 2' 6") With access via the outer composite door, the entrance vestibule has two full length double glazed windows to the front and open access to dining kitchen.

Formal Lounge

4.49m x 3.66m (14' 9" x 12' 0") The generously proportioned main apartment is complete with soft neutral decor and walnut effect laminate flooring, contemporary fireplace with feature solid wood beam and double glazed French door formation leading out into the rear gardens.

Dining Kitchen

8.11m x 3.83m (26' 7" x 12' 7") This impressive living space has been altered to provide a fully open plan layout flowing from a generous dining area to modern fully fitted kitchen with door access to formal lounge and cloaks/wc, carpeted staircase to the upper level with practical understairs storage cupboard. The beautiful kitchen is fitted with a range of stylish cashmere shaker style wall and base storage units with complimentary walnut effect work surfaces, plumbing/space for Range style cooker and fridge/freezer. Tasteful decor, laminate flooring and open access to rear sun room.



Sun Room

4.77m x 3.81m (15' 8" x 12' 6") Housed within the rear extension is the beautiful vaulted ceiling sun room boasting a large feature double glazed window to the rear, skylight window and double glazed French doors leading out into the rear gardens. Neutral decor, stylish laminate flooring, door access to utility room and open layout to dining kitchen. A quaint sitting/family room with plentiful space for freestanding furniture.

Utility Room

1.69m x 1.45m (5' 7" x 4' 9") Practical, separate utility room providing additional storage units and work surfaces with plumbing/space for washing machine and dishwasher. Neutral decor and double glazed opaque window to the side.

Cloaks/WC

1.42m x 0.85m (4' 8" x 2' 9") Two piece cloaks/wc comprising of wash hand basin and wc with tiled flooring, stylish decor and double glazed opaque window to the front.



Bedroom One

4.06m x 3.43m (13' 4" x 11' 3") On the upper level the master bedroom is a sizeable double room comprising of crisp white decor, fitted carpet, feature shelved recess and fitted mirrored door wardrobes providing storage space. Door access to en suite and three double glazed windows to the front.

Master En Suite

2.15m x 1.34m (7' 1" x 4' 5") Three piece master en suite shower room comprising of wash hand basin with vanity storage, wc and double walk in shower cubicle. Ceiling spotlights, crisp white decor, laminate flooring, heated towel rail and double glazed opaque window to the side.

Bedroom Two

3.32m x 2.69m (10' 11" x 8' 10") The second double bedroom offers crisp white decor with fitted carpet and double glazed window to the rear overlooking the gardens.

Bedroom Three

3.23m x 2.54m (10' 7" x 8' 4") Bedroom three is a double room and is front facing with a double glazed window, neutral decor, fitted wardrobe, fitted carpet and shelved recess.



Bedroom Four

2.75m x 2.48m (9' 0" x 8' 2") The fourth double bedroom offers fitted wardrobes, soft decor and fitted carpet, rear facing double glazed window.

Shower Room

1.99m x 1.89m (6' 6" x 6' 2") Completing the accommodation is the three piece family shower room suite comprising of wash hand basin and wc combination unit, large walk in shower cubicle with mains rainfall overhead shower. Modern wet wall finish to walls, laminate flooring, ceiling spotlights and double glazed opaque window.

External

Positioned on a generous sized plot, this family villa boasts landscaped private gardens to the front and rear. The front gardens are laid to lawn with sizeable driveway providing off street parking leading to the integral garage with up and over door access. The rear gardens are landscaped with ease of maintenance in mind comprising of modern paved patio areas and chipped sections, enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

Band F

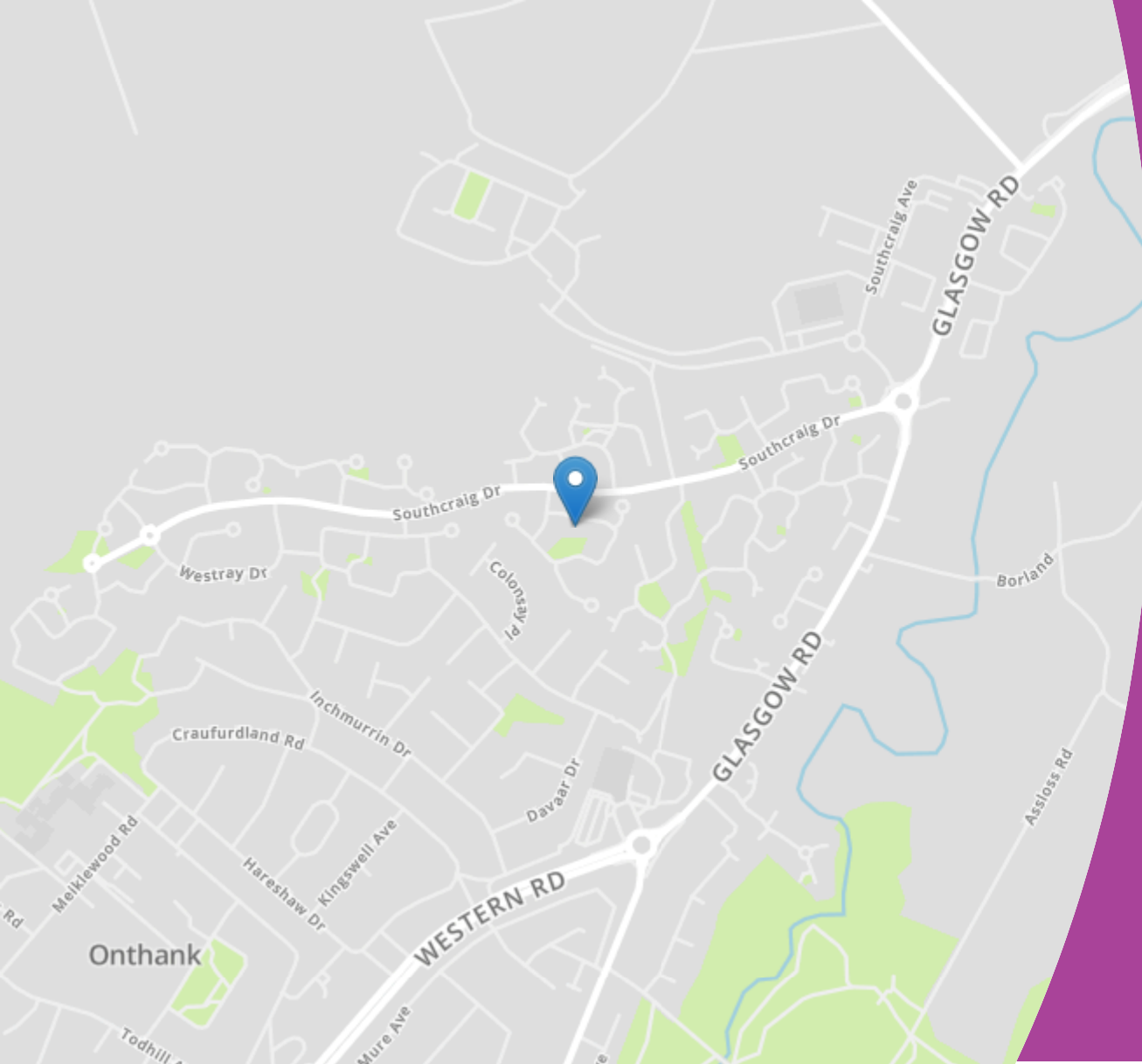


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