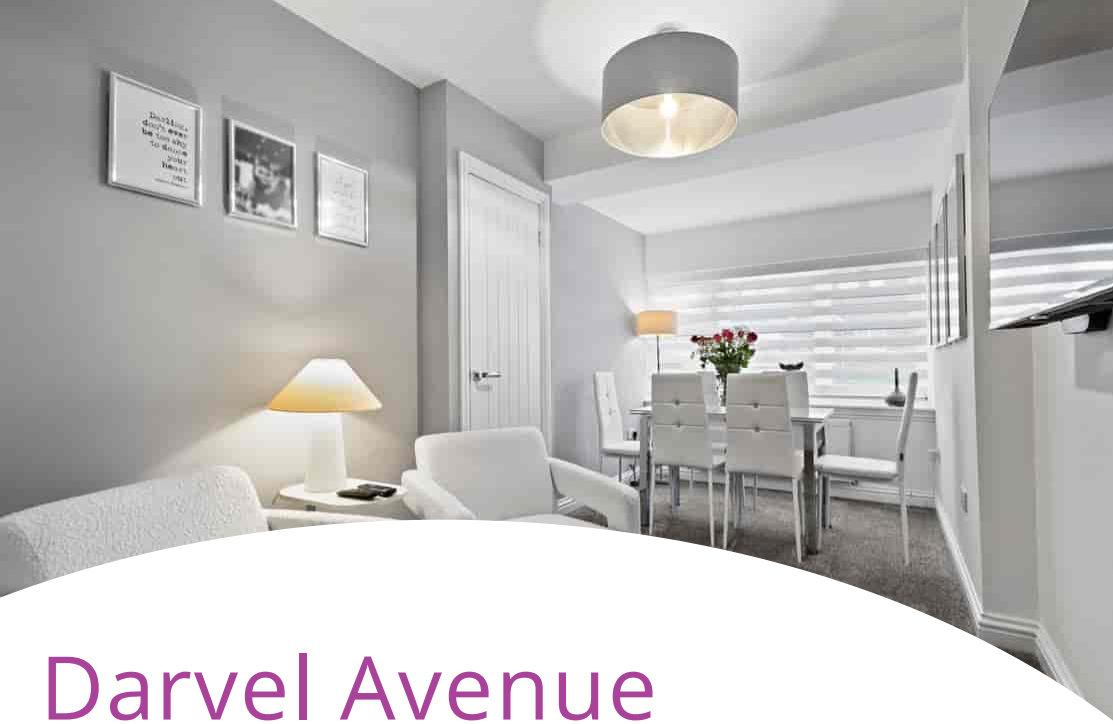




24 Darvel Avenue  
Kilmarnock, KA3 6FW  
P.O.A.

**GREIG**  
*Residential*



# Darvel Avenue

Kilmarnock, KA3 6FW

Introducing to the market this impressive five-bedroom modern detached villa, situated within the highly regarded Southcraigs estate on the northern edge of Kilmarnock. Offering convenient access to M77 transport links, making it ideal for commuters, and located within a sought-after school catchment area, this property is a perfect family home. Lovingly maintained and upgraded by the current owners, it features spacious and versatile accommodation across two levels, a master ensuite, beautifully landscaped gardens, and a private driveway.





#### Hallway

2.02m x 4.24m (6' 8" x 13' 11") A warm and welcoming hallway accessed by an outer anthracite composite door, featuring neutral decor, ceiling coving, fitted carpet, storage cupboard and carpeted staircase to the upper landing.

#### Livingroom

4.52m x 3.63m (14' 10" x 11' 11") Generous main apartment boasting modern olive decor, ceiling coving, fitted carpet, double glazed french doors leading to the rear garden and two double glazed windows letting lots of natural light flow in.

#### Kitchen

2.68m x 4.62m (8' 10" x 15' 2") Fully fitted kitchen offering an array of wall and base units with a matt black finish, contrasting work surfaces, crisp white decor, integrated gas hob and double oven, plumbing space for washing machine, tumble drier, dish washer and American style fridge freezer, stainless steel sink and drainer, vinyl flooring, external door leading to the side and double glazed window to the rear.

#### Family Room

2.39m x 5.02m (7' 10" x 16' 6") Flexible living space currently used as family room/dining room boasting modern decor, fitted carpet, storage cupboard and a double glazed window to the front.

#### Office/Bedroom 5

2.68m x 3.24m (8' 10" x 10' 8") Versatile room on the ground floor currently utilised as a home office offering stylish decor, ceiling coving, fitted carpet and double glazed window to the front.

#### WC/Cloaks

.9m x 1.35m (2' 11" x 4' 5") Located on the ground floor is a modern WC featuring wash hand basin, WC, wet wall finish to the walls, vinyl flooring, chrome heated towel rail and double glazed opaque window to the front.

#### Bedroom One

4.02m x 3.27m (13' 2" x 10' 9") Generous master bedroom featuring modern decor, ceiling coving, fitted triple wardrobes, fitted carpet, ensuite facilities and three double glazed windows to the front.

#### Master Ensuite

2.13m x 1.34m (7' 0" x 4' 5") Three piece ensuite comprising of WC, wash hand basin, mains shower cubicle, full wet wall finish, vinyl flooring, stylish matt black fittings and shower screen, heated towel rail, ceiling spotlights and double glazed opaque window to the side.

#### Bedroom Two

2.73m x 3.29m (8' 11" x 10' 10") Double bedroom featuring modern decor, ceiling coving, fitted carpet, fitted triple wardrobes, double glazed window to the front.

#### Bedroom Three

2.39m x 3.20m (7' 10" x 10' 6") Double bedroom featuring modern decor, ceiling coving, fitted wardrobes, fitted carpet and double glazed window to the front.

#### Bedroom Four

2.39m x 2.71m (7' 10" x 8' 11") Double bedroom featuring modern decor, ceiling coving, fitted wardrobes fitted carpet and double glazed window to the rear.

#### Bathroom

1.98m x 1.92m (6' 6" x 6' 4") Completing this property is the impressive three piece bathroom comprising of WC, wash hand basin with vanity storage, electric shower over bath, stunning brushed brass fittings, ceiling spotlights, heated towel rail, fully wet wall finish and double glazed opaque window to the rear.

#### Externally

Further benefiting this property are fantastic front and rear gardens and private driveway big enough for two cars. The front garden boasts a well manicured lawn with feature rockery, double driveway laid to tarmac. The fully landscaped rear garden has been designed with ease of maintenance in mind. A large artificial lawn surrounded by patio areas laid with pathing slab, decking area at the rear of the garden perfect for entertaining and alfresco dining.

#### Council Tax

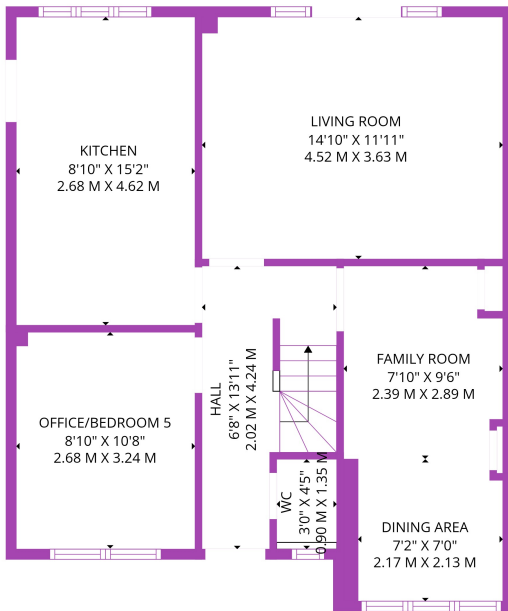
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#### Disclaimer

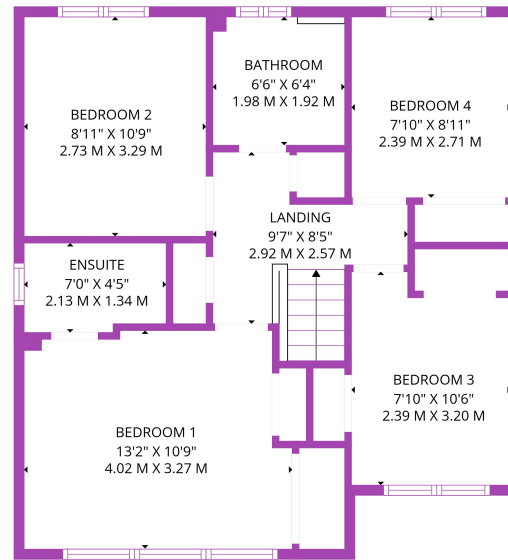
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# GREIG *Residential*



FLOOR 1



FLOOR 2

GREIG  
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**TOTAL: 1248 sq. ft, 116 m<sup>2</sup>**  
FLOOR 1: 647 sq. ft, 60 m<sup>2</sup>, FLOOR 2: 601 sq. ft, 56 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 105 sq. ft, 10 m<sup>2</sup>

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



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