



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

GREIG
Residential



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Proudly presenting this sizeable four bedroom modern detached villa forming part of the highly regarded Southcraigs estate on the Northern periphery of Kilmarnock providing direct access to M77 transport links, ideal for the commuter & within popular school catchment. Having been lovingly maintained by the current owners this is an excellent family home boasting generous flexible accommodation over two levels, further benefitting from master en suite facilities, integral garage & private driveway.





Hallway

4.47m x 1.92m (14' 8" x 6' 4") With access via the outer composite door, the welcoming entrance hallway provides door access to lower apartments including formal lounge, dining room, kitchen and cloaks/wc. Complete with entrance mattwell, laminate flooring, neutral decor, storage cupboard and carpeted staircase to the upper level.

Formal Lounge

4.51m x 3.65m (14' 10" x 12' 0") Generously proportioned main apartment with stylish contemporary decor and laminate flooring, double glazed window and French door formation leading out into the rear gardens and plentiful space for freestanding furniture.

Dining Room

3.26m x 2.74m (10' 8" x 9' 0") The generous dining room is a flexible use apartment offering neutral decor with laminate flooring and double glazed window to the front.

Kitchen

4.97m x 2.71m (16' 4" x 8' 11") Modern fitted kitchen offering a selection of white shaker style wall and base storage units with complimentary black work surfaces, stainless steel sink and drainer, integrated oven, gas hob and hood. Plumbing/space for appliances including American style fridge/freezer, dishwasher, washing machine and tumble dryer. Tiled flooring, under cabinet lighting, neutral decor, double glazed window to the rear and door leading out into the rear gardens.

Cloaks/WC

1.45m x 0.85m (4' 9" x 2' 9") Practical two piece cloaks/wc conveniently located on the ground floor comprising of wash hand basin with vanity storage and wc. Heated towel rail, tasteful tiling to walls and floor and double glazed opaque window to the front.

Bedroom One

4.09m x 3.44m (13' 5" x 11' 3") On the upper level the master bedroom is a sizeable double with triple fitted wardrobes providing storage space, contemporary decor, laminate flooring and three double glazed windows to the front. Door access to en suite.

Master En Suite

2.09m x 1.37m (6' 10" x 4' 6") Three piece master en suite shower room comprising of wash hand basin, wc and double shower cubicle. Neutral tiling to walls and floor, heated towel rail and double glazed opaque window to the side.

Bedroom Two

3.28m x 2.55m (10' 9" x 8' 4") The second double bedroom is front facing with a double glazed window, neutral decor, laminate flooring and fitted wardrobes.

Bedroom Three

3.32m x 2.71m (10' 11" x 8' 11") Rear facing double bedroom complete with neutral decor, laminate flooring and double glazed window overlooking the rear gardens.

Bedroom Four

2.74m x 2.53m (9' 0" x 8' 4") Bedroom four is a double room with laminate flooring and neutral decor, fitted wardrobe and double glazed window to the rear overlooking the gardens.

Bathroom

1.97m x 1.86m (6' 6" x 6' 1") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with electric over bath shower. Neutral tiling to walls and floor, neutral decor and double glazed opaque window to the rear.

External

Positioned on a generous sized plot, this family villa boasts spacious garden grounds to the front and rear. The front gardens are laid to lawn with a double driveway providing plentiful off street parking leading to the integral garage with up and over door access. The landscaped rear gardens are complete with two decked patio areas, manicured lawn and chips. Enclosed by fencing, the rear gardens provide a safe and peaceful outdoor family space.

Council Tax

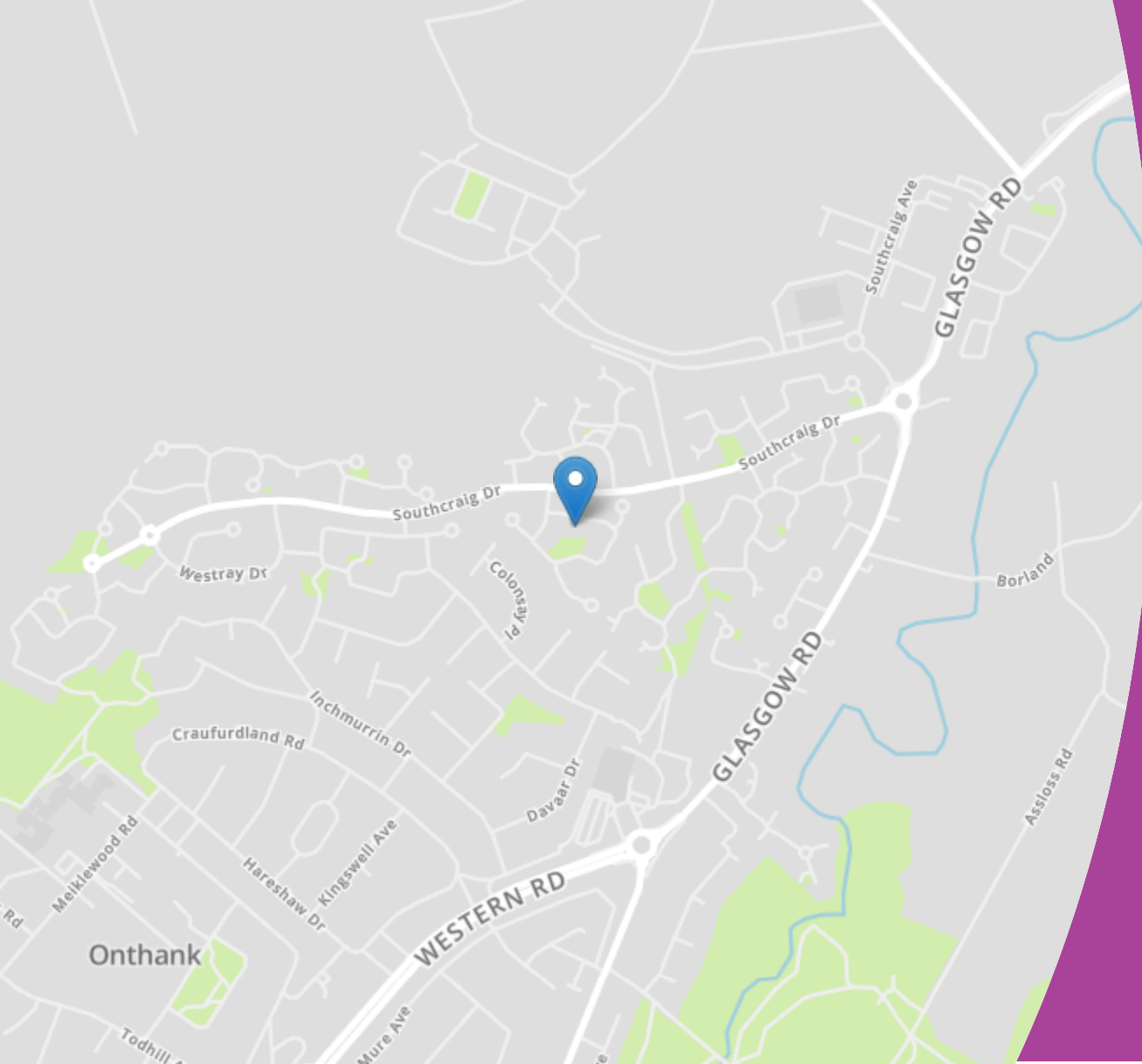
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Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk