



1 Fleming Street

Darvel, KA17 0ED

Offers Over £89,995

**GREIG**  
*Residential*



# Fleming Street

Darvel, KA17 0ED

Perfectly positioned within the heart of Darvel, this rarely available four bedroom terraced town house is ideally located on the periphery of the ever popular Morton Park and Lanfine estate whilst boasting ease of access to all local amenities. This unique traditional villa offers an abundant floor plan over three levels with five spacious flexible apartments, family bathroom, en-suite and utility room. Having been beautifully renovated by the current owner, presented in true walk in condition with neutral contemporary decor and modern fixtures and fittings whilst sympathetically retaining a wealth of traditional features throughout. Complimented by extensive communal rear gardens this ticks all the boxes for the ideal family home and is sure to impress even the most discerning of buyers.





#### Porch

1.11m x 0.98m (3' 8" x 3' 3") Access is given via an outer navy composite door to a welcoming entrance porch offering a stylish half height tiling to walls, laminate flooring and a door leading to the hallway.

#### Hallway

2.63m x 5.87m (8' 8" x 19' 3") A spacious hallway boasting fresh white decor with contemporary feature wall with traditional exposed brick work and newly fitted grey carpeting. Door access is given to two bedrooms, bathroom, utility, a carpeted staircase leads to the upper level and a UPVC door provides access to the garden.

#### Bedroom Three

3.48m x 3.21m (11' 5" x 10' 6") Generous double bedroom featuring fresh white decor, fitted carpet and a double glazed opaque window to the rear.

#### Bedroom Four

2.44m x 4.15m (8' 0" x 13' 7") Bedroom four is a good sized double with fresh white decor, fitted carpet and a double glazed window to the front.

#### Utility Room

2.50m x 2.50m (8' 2" x 8' 2") Practical utility room comprising additional base units, plentiful space for washing machine and tumble drier, laminate flooring and a double glazed window to the front. Houses the central heating boiler.

#### Bathroom

1.40m x 3.73m (4' 7" x 12' 3") Conveniently located on the lower level the family bathroom offers a wash hand basin with vanity unit, wc, bath, grey wet wall finish, ceiling spotlights, vinyl tiled flooring and a double glazed opaque window to the rear.

#### First Floor Landing

2.08m x 2.08m (6' 10" x 6' 10") The first floor landing is complete with fresh white decor with modern feature wall, fitted carpet and a large characterful traditional glazed window. Door access is given to the kitchen and lounge

#### Lounge

5.32m x 4.68m (17' 5" x 15' 4") Located on the first floor, a generously proportioned main apartment boasting contemporary grey decor, feature solid wood traditional fireplace, plentiful space for free standing furniture, traditional high ceiling, practical storage cupboard, fitted carpet, two double glazed windows to the front and a carpeted staircase leading to the upper level.

#### Kitchen

4.07m x 2.68m (13' 4" x 8' 10") Stylish fully fitted kitchen complete with modern white gloss wall and base units providing ample storage with contrasting oak work surface, plumbing and space for a range cooker with extractor hood, fridge freezer and dish washer, stainless steel sink and drainer, neutral decor, tiled splashback, laminate flooring and a double glazed window to the rear providing open outlooks reaching to the historic Loudoun Hill.

#### Bedroom One

3.41m x 4.01m (11' 2" x 13' 2") The impressive master bedroom is a generous double offering stylish decor, double door fitted wardrobes providing ample storage, laminate flooring, double glazed window to the rear and access to en-suite facilities.

#### En-Suite

2.60m x 1.70m (8' 6" x 5' 7") Stylish en-suite comprising of a wash hand basin, wc, bath with over head electric shower, heated towel rail, stylish grey wet wall finish and vinyl tiled flooring.

#### Bedroom Two

3.68m x 2.01m (12' 1" x 6' 7") Generous double bedroom boasting fresh white decor, laminate flooring and a double glazed window to the rear.

#### Externally

This property boasts extensive communal gardens complete with a large lawn area and an area laid to chip perfect for al fresco dining and entertaining.

#### Council Tax Band

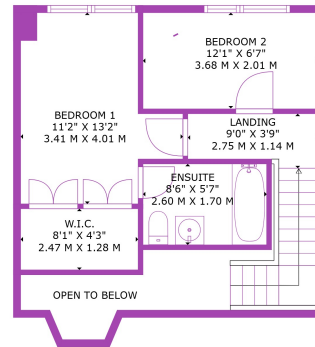
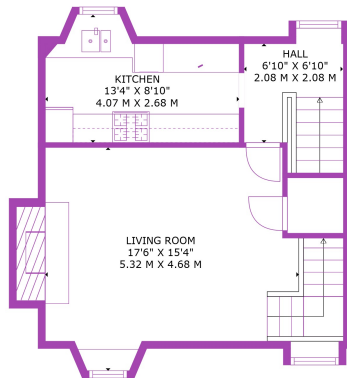
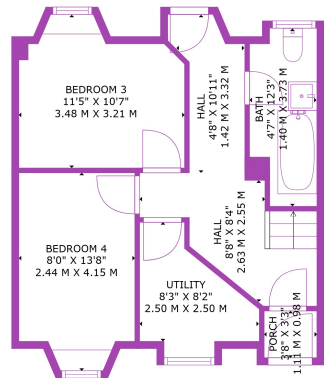
Band C

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**TOTAL: 1253 sq. ft, 117 m<sup>2</sup>**  
 FLOOR 1: 441 sq. ft, 41 m<sup>2</sup>, FLOOR 2: 440 sq. ft, 41 m<sup>2</sup>, FLOOR 3: 372 sq. ft, 35 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 12 sq. ft, 1 m<sup>2</sup>, BAY WINDOW: 14 sq. ft, 0 m<sup>2</sup>, FIREPLACE: 15 sq. ft, 1 m<sup>2</sup>,  
 OPEN TO BELOW: 57 sq. ft, 5 m<sup>2</sup>

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