



13 Hutchison Drive
Darvel, KA17 0BL
P.O.A.

GREIG
Residential



Hutchison Drive

Darvel, KA17 0BL

Proudly presenting to the market this superb three bedroom semi detached villa situated within the heart of Darvel offering convenient ease of access to all local amenities, schooling and transport links. Boasting spacious accommodation over two levels that has been lovingly presented with contemporary decor and modern fixtures and fittings throughout. Further benefiting from an impressive sun room, ample off street parking and spacious private gardens, this ticks every box and is sure to appeal to a wide range of buyers.





Hallway

2.20m x 4.00m (7' 3" x 13' 1") Access is given via an outer UPVC door to a welcoming entrance hallway offering contemporary neutral decor, practical storage cupboard, laminate flooring and a double glazed window to the front. Door access is given to the lounge, shower room and a carpeted staircase leads to the upper level.

Lounge

4.72m x 4.97m (15' 6" x 16' 4") Generously proportioned main apartment boasting contemporary decor, laminate flooring and a large double glazed window to the front.

Kitchen/Dining

4.98m x 2.76m (16' 4" x 9' 1") Modern fully fitted dining sized kitchen complete with stylish handle-less grey gloss wall and base units providing ample storage with complimentary work surface, integrated oven, induction hob and hood, composite sink and drainer, neutral decor, plentiful space for dining table and chairs, ceiling spotlights, laminate flooring, double glazed window to the rear and a door leading to the conservatory.

Conservatory

Superb conservatory providing additional family living space, neutral decor, laminate flooring, double glazed windows to all aspects offering open garden outlooks and a door leading to the rear garden.

Shower Room

1.94m x 1.95m (6' 4" x 6' 5") Conveniently located on the lower level the stylish shower room comprises of a wash hand basin, wc, shower cubicle, laminate flooring and a double glazed opaque window to the rear.

Bedroom One

4.35m x 3.03m (14' 3" x 9' 11") The master bedroom is a generous double bedroom boasting contemporary decor, fitted carpet and a double glazed window to the front.

Bedroom Two

3.14m x 3.90m (10' 4" x 12' 10") Spacious double bedroom with contemporary decor, fitted carpet and a double glazed window to the rear.

Bedroom Three

2.26m x 2.70m (7' 5" x 8' 10") A spacious bedroom with neutral decor, fitted carpet and a double glazed window to the rear.

Bathroom

1.42m x 3.67m (4' 8" x 12' 0") Completing the accommodation is the family bathroom comprising of a wash hand basin vanity unit, wc, bath, crisp white decor tiling around bath and vinyl tiled flooring.

Externally

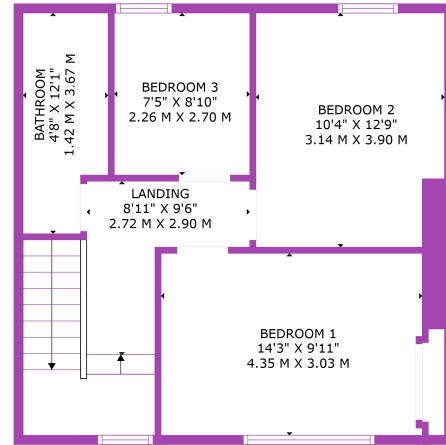
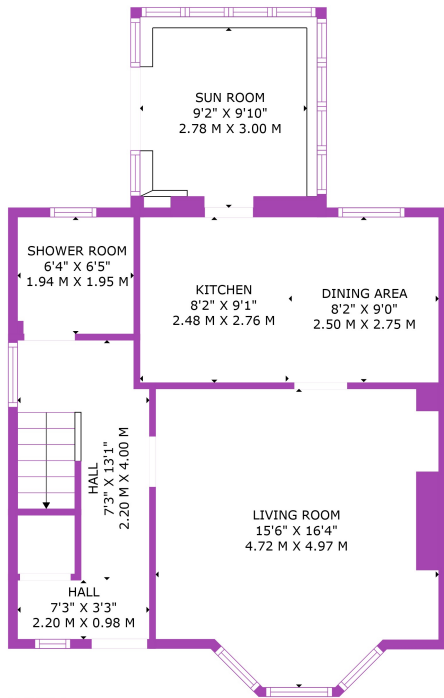
This property boasts extensive front and rear private gardens, the front garden has been designed with ease of maintenance in mind, fully laid to chips with a decorative paved pathway and a paved driveway to the side allowing for ample street parking. The rear garden boasts a spacious lawn area and paved patio perfect for al fresco dining and entertaining.

Council Tax Band

Band A

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TOTAL: 1187 sq. ft, 110 m²

FLOOR 1: 655 sq. ft, 61 m², FLOOR 2: 532 sq. ft, 49 m²

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