



31 Glen Crescent
Darvel, KA17 0BG
P.O.A.

GREIG
Residential

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Greig Residential are delighted to present to the market this three bedroom semi detached villa located within a popular residential area of Darvel offering ease of access to all local amenities, schooling and transport links. Boasting spacious accommodation over two levels and situated on an extensive plot with mature private gardens and off street parking. This superb villa boasts a wealth of opportunity and could make the ideal family home.





Porch

1.04m x 0.88m (3' 5" x 2' 11") Access is given via an outer UPVC double glazed door to a welcoming entrance porch offering neutral decor, practical storage cupboard, tiled flooring and a glazed door leading to the hallway.

Hallway

3.14m x 2.17m (10' 4" x 7' 1") The spacious hallway boasts neutral decor, tiled flooring and provides access to the lounge, bathroom and a carpeted staircase leads to the upper level.

Lounge

4.73m x 4.18m (15' 6" x 13' 9") Generously proportioned main apartment boasting neutral decor, feature electric fire set within a decorative stone surround, plentiful space for free standing furniture, fitted carpet and a double glazed window to the front.

Kitchen/Dining Room

5.24m x 2.74m (17' 2" x 9' 0") Spacious dining sized kitchen complete with ample wall and base storage units, integrated oven, electric hob, integrated fridge, washing machine and dish washer, stainless steel sink and drainer, tiled splashback, plentiful space for dining table and chairs, a mix of vinyl and carpeted flooring, two double glazed windows to the rear and double doors providing access to the rear garden.

Bathroom

2.75m x 1.67m (9' 0" x 5' 6") The family bathroom comprises of a wash hand basin, wc, bath, corner shower cubicle with mains shower, chrome heated towel rail, tiling to walls and flooring and a double glazed opaque window to the rear.

Bedroom One

4.24m x 3.11m (13' 11" x 10' 2") The master bedroom is a generous double with soft neutral decor, fitted wardrobes, practical storage cupboard offering further storage, fitted carpet and two double glazed windows to the front.



Bedroom Two

3.84m x 2.86m (12' 7" x 9' 5") A spacious double bedroom offering contemporary decor, fitted wardrobes, fitted carpet and a double glazed to the rear.

Bedroom Three

3.80m x 2.75m (12' 6" x 9' 0") Bedroom three is a generous double with contemporary decor, fitted carpet and a double glazed window to the rear.

Shower Room

1.20m x 0.87m (3' 11" x 2' 10") Completing the accommodation is the shower room comprising of a wash hand basin, shower cubicle, ceiling spotlights and vinyl flooring.

Externally

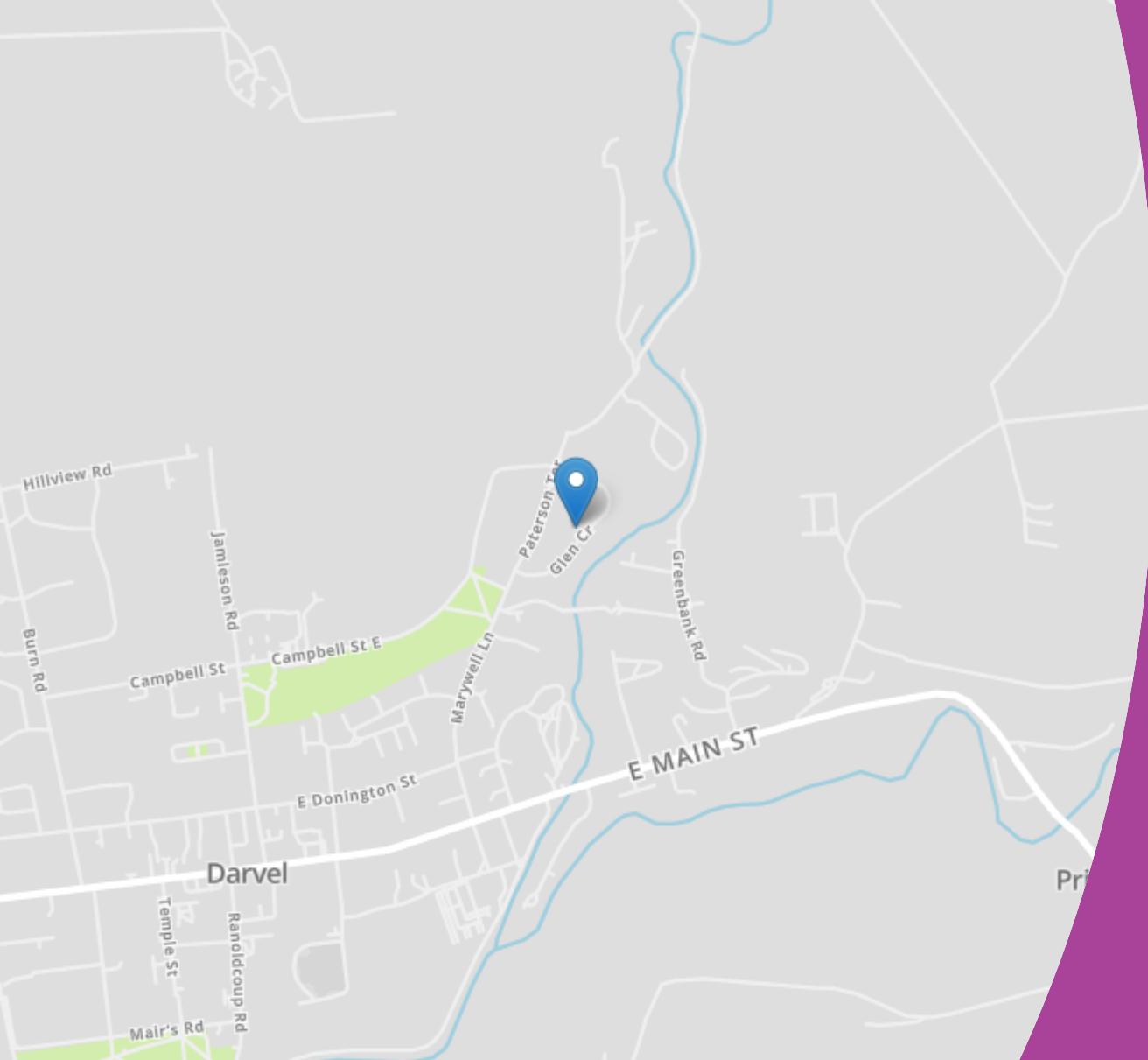
This property boasts spacious private gardens to the front and rear with a paved driveway to the side allowing for ample off street parking. the front garden is complete with a mature bedding area whilst the extensive rear garden is complete with a complete with an area laid to lawn and paved drying area.

Council Tax Band

Band B

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