



22 Morton Park Drive  
Darvel, KA17 0FB  
P.O.A.

**GREIG**  
*Residential*





# Morton Park Drive

Darvel, KA17 0FB

Greig Residential are delighted to present to the market this impressive three bedroom modern detached bungalow sat upon a generous plot, in a rarely available sought after area of Darvel. Presented in excellent condition throughout having been upgraded & lovingly maintained by the current owners, this will appeal to a wide range of buyers. Generous accommodation all on the level with added conservatory, landscaped garage & large driveway with feature double gates. Early viewings are advised.





#### Entrance Porch

1.38m x 1.32m (4' 6" x 4' 4") Practical entrance porch accessed via outer UPVC door offering Karndean flooring, neutral decor and glazed door access to hallway.

#### Hallway

7.69m x 1.38m (25' 3" x 4' 6") Sizeable hallway providing door access to most apartments with soft decor and Karndean flooring, double sliding door storage cupboard and additional storage cupboard provide ample storage space.

#### Formal Lounge

4.44m x 4.25m (14' 7" x 13' 11") The formal lounge is a generously proportioned main apartment offering a feature double glazed bay window to the front, soft modern wallpaper finishes to walls, ceiling coving and laminate flooring. Plentiful space for freestanding furniture.

#### Kitchen/Diner

4.70m x 3.20m (15' 5" x 10' 6") Impressive dining sized modern fitted kitchen offering a selection of matt white wall and base storage units with contrasting stone effect work surfaces, grey composite sink and drainer, integrated oven, ceramic hob and extractor hood. Plumbing/space for appliances including washing machine, fridge/freezer and dishwasher, neutral decor, ceiling spotlights and Karndean flooring. Plentiful space for dining table and chairs, double glazed window to the side and door leading out to the rear gardens.

#### Dining Room

2.41m x 2.33m (7' 11" x 7' 8") The dining room, currently used as a study, is a flexible apartment which could lend itself to a family room, home office or fourth bedroom offers fresh white decor, tiled flooring, ceiling coving and spotlights. Double door access into conservatory.

#### Conservatory

3.77m x 3.20m (12' 4" x 10' 6") With double glazed windows on all aspects with beautiful views over the private rear gardens, the rear conservatory offers additional living space with tiled flooring and double doors leading out to the gardens.

#### Bedroom One

3.88m x 3.50m (12' 9" x 11' 6") The master bedroom is a generous double offering neutral decor, laminate flooring, spacious walk in wardrobe, double glazed window to the rear and door leading to master en suite.

#### Master En Suite

2.19m x 1.35m (7' 2" x 4' 5") Three piece master en suite shower room comprising of newly fitted wash hand basin and wc stylish combination unit and large corner shower cubicle with mains overhead shower. Fully tiled walls and floor, chrome heated towel rail, wet room ceiling and spotlights, double glazed opaque window to the side.

#### Bedroom Two

3.48m x 3.21m (11' 5" x 10' 6") The second double bedroom is rear facing with a double glazed window offering fresh white decor with ceiling coving, laminate flooring, ceiling spotlights and double sliding door fitted wardrobes providing ample space.

#### Bedroom Three

3.23m x 2.99m (10' 7" x 9' 10") Bedroom three is a double bedroom again with crisp white decor, laminate flooring, ceiling coving and spotlights. Front facing double glazed window.

#### Bathroom

3.88m x 1.76m (12' 9" x 5' 9") Completing the accommodation is the sizeable three piece family bathroom suite comprising of wash hand basin with vanity storage, wc and bath with electric overbath shower. Modern tiling to walls and floor, ceiling spotlights and double glazed opaque window to the side.

#### External

Positioned on a sizeable plot, the family home offers private, landscaped garden grounds to the front and rear with large driveway to the side boasting stunning feature composite gate access. The front gardens are landscaped with ease of maintenance in mind mostly laid to chips with bedding areas. The beautiful, large rear gardens comprise of chipped areas and paved patios, decorated with mature shrubbery. Enclosed by fencing, the rear gardens offer a safe and peaceful outdoor family space.

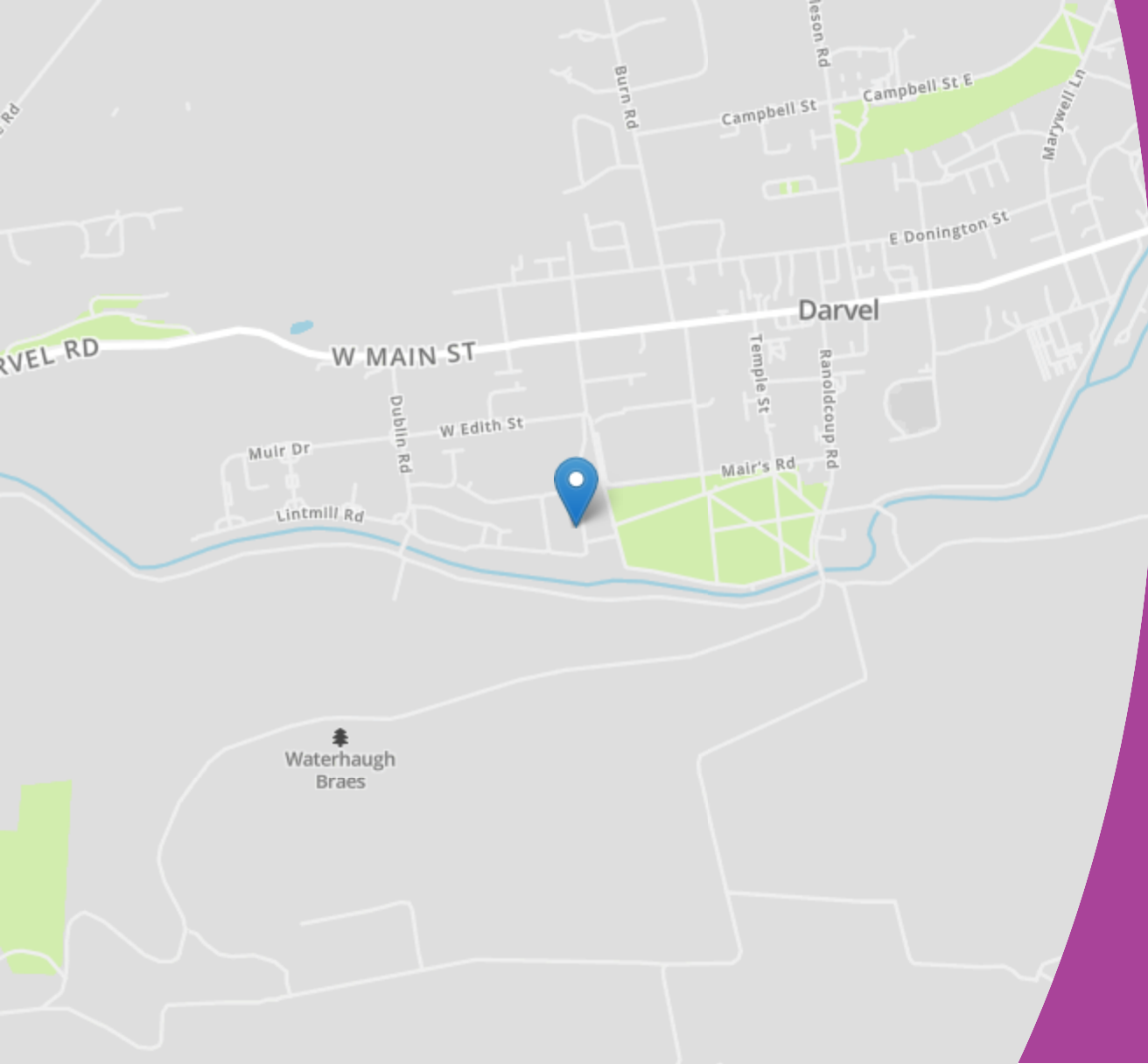
#### Council Tax

Band E

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