



16 Burn Road  
Darvel, KA17 0DF  
P.O.A.

**GREIG**  
*Residential*



## Burn Road

Darvel, KA17 0DF

Greig Residential are delighted to present to the market this charming three bedroom traditional terraced cottage situated in the heart of the ever popular town of Darvel close to local amenities, schooling and transport links. Boasting spacious flexible accommodation across two levels with contemporary decor whilst sympathetically retaining traditional feature throughout and complimented by a large enclosed patio area and private landscaped gardens.

Having been lovingly presented by the current owner this is the ideal family home and is sure to impress all who view.





### Hallway

7.22m x 1.30m (23' 8" x 4' 3") Access is given via an outer wooden door to an impressive entrance hallway comprising of fresh neutral decor, practical storage cupboard and laminate flooring. The hallway gives access to the lounge, kitchen, dining room and a carpeted staircase leads to the upper level.

### Lounge

5.00m x 4.82m (16' 5" x 15' 10") Generous main apartment offering contemporary decor, feature gas fire within a decorative wood surround, ceiling coving, laminate flooring and a double glazed window to the front.

### Dining Room

4.15m x 3.68m (13' 7" x 12' 1") Currently utilized as a dining room this a good sized flexible room comprising of neutral decor, ceiling coving, fitted carpet and a double glazed window to the rear.

### Kitchen

3.97m x 3.14m (13' 0" x 10' 4") Fully fitted kitchen complete with stylish cream gloss wall and base units offering ample storage with contrasting wood effect work surface, plumbing and space for range cooker, integrated fridge freezer, washing machine and dish washer, stainless steel sink and drainer, tiled splashback, neutral decor, breakfast bar seating area, tiled flooring, a double glazed window to the rear and double glazed door to the rear gardens.

### Bedroom One

4.05m x 2.42m (13' 3" x 7' 11") Generous master bedroom offering neutral decor, three fitted mirrored door wardrobes, ceiling coving, fitted carpet and a large traditional bay window to the front.



### Bedroom Two

4.12m x 3.41m (13' 6" x 11' 2") A spacious double bedroom with neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

### Bathroom

2.72m x 2.14m (8' 11" x 7' 0") Completing the accommodation is the superb family bathroom comprising of a wash hand basin with vanity unit, wc, stand alone bath, separate shower cubicle, heated towel rail, neutral tiling to walls and flooring ad a double glazed dormer window to the front.

### Covered Patio Area

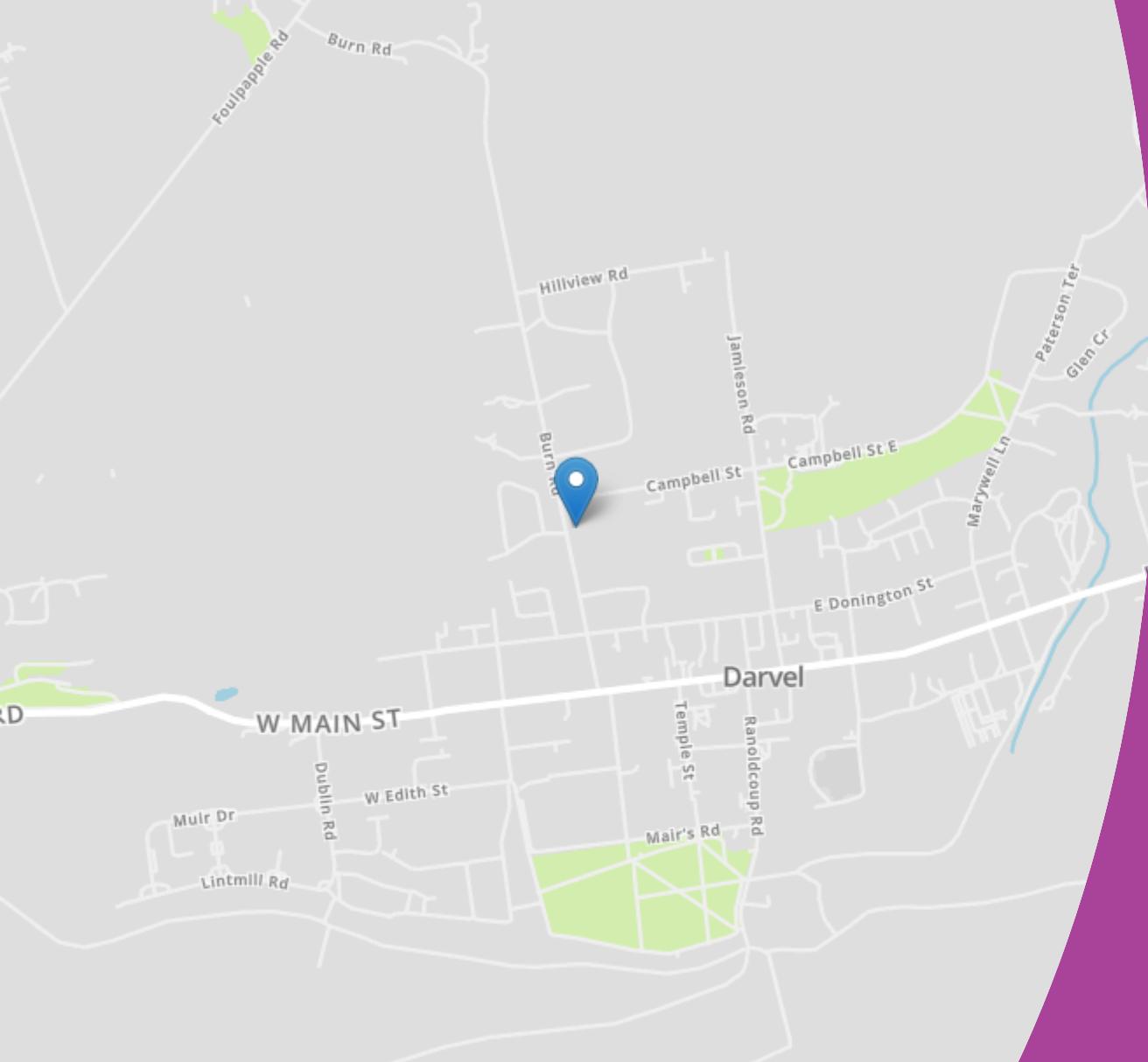
6.30m x 2.91m (20' 8" x 9' 7") Fully Covered external patio area for al fresco dining or space for a hot tub with decorative patio slabs.

### Externally

This property boasts private gardens to the front and rear, the front garden has a well manicured lawn area whilst the rear garden is fully enclosed and has a covered patio area, a large lawn area and a decorative paved patio area.

### Disclaimer

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