



23 Dublin Road
Darvel, KA17 0EQ
P.O.A.

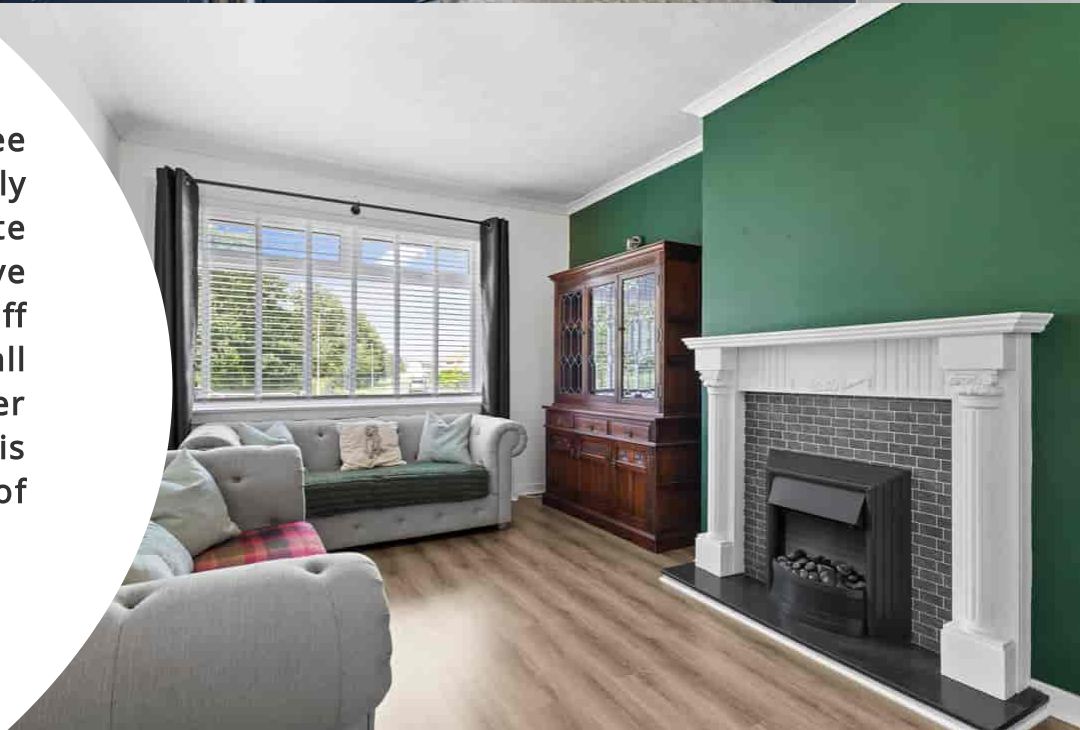
GREIG
Residential

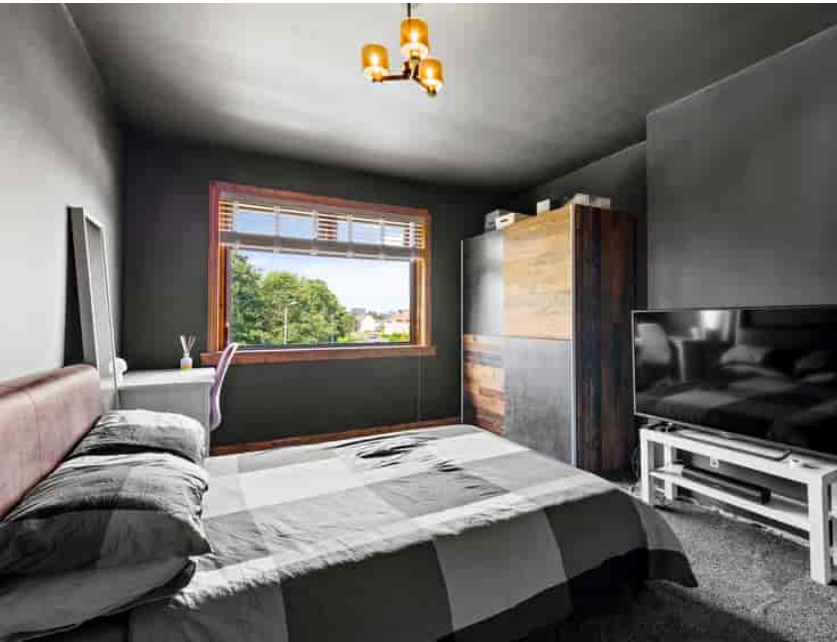


Dublin Road

Darvel, KA17 0EQ

Perfectly positioned on the periphery of Darvel, this superb three bedroom semi detached villa ticks all the boxes for the ideal family home. Boasting spacious accommodation over two levels complete with contemporary decor throughout. Situated on a extensive corner plot providing low maintenance private gardens, ample off street parking and a garage. Located with convenient access to all local amenities whilst being within walking distance to the ever popular Lanfine Estate and the idyllic Ayrshire Countryside, this offers a perfect balance and is sure to impress a wide range of buyers.





Hallway

2.06m x 2.38m (6' 9" x 7' 10") Access is given via an outer UPVC double glazed door to a welcoming hallway boasting crisp white decor, practical understairs storage cupboard and laminate flooring. The hallway gives access to the lounge, kitchen, bathroom and a carpeted staircase leads to the upper level.

Lounge

3.40m x 4.42m (11' 2" x 14' 6") A generously proportioned main apartment offering contemporary decor, feature electric fire place within a decorative wooden surround, ceiling coving, laminate flooring and a double glazed window to the front.

Kitchen

4.49m x 2.71m (14' 9" x 8' 11") 2.44m x 2.72m (8' 0" x 8' 11") Fully fitted kitchen complete with contemporary navy shaker style wall and base storage units, complimentary work surface, plumbing and space for fridge freezer, washing machine and dish washer, stainless steel sink and drainer, crisp white decor, ceiling spotlights, vinyl flooring, double glazed window to the rear, door to the rear and sliding patio doors leading to the rear garden.

Bathroom

1.81m x 1.91m (5' 11" x 6' 3") Conveniently located on the lower level, the family bathroom comprises of a wash hand basin, wc, bath with over head shower, stylish wet wall finish to walls, tiled flooring and a double glazed opaque window to the side.

Bedroom One

3.40m x 4.42m (11' 2" x 14' 6") The master bedroom is a generous double offering contemporary decor, shelved recess, fitted carpet and a double glazed window to the front.

Bedroom Two

3.90m x 2.71m (12' 10" x 8' 11") Spacious double bedroom with neutral decor, two practical storage cupboards, fitted carpet and a double glazed window to the rear.

Bedroom Three

2.36m x 3.09m (7' 9" x 10' 2") Bedroom three is a good sized double boasting contemporary decor, storage cupboard, fitted carpet and a double glazed window to the rear.

Upper Hallway

The upper hallway boasts neutral decor, laminate flooring and provides access to three bedrooms and cloaks/wc.

Cloaks/WC

Practical wc/cloaks located on the upper level comprising of a wash hand basin, wc, crisp white decor and laminate flooring.

Externally

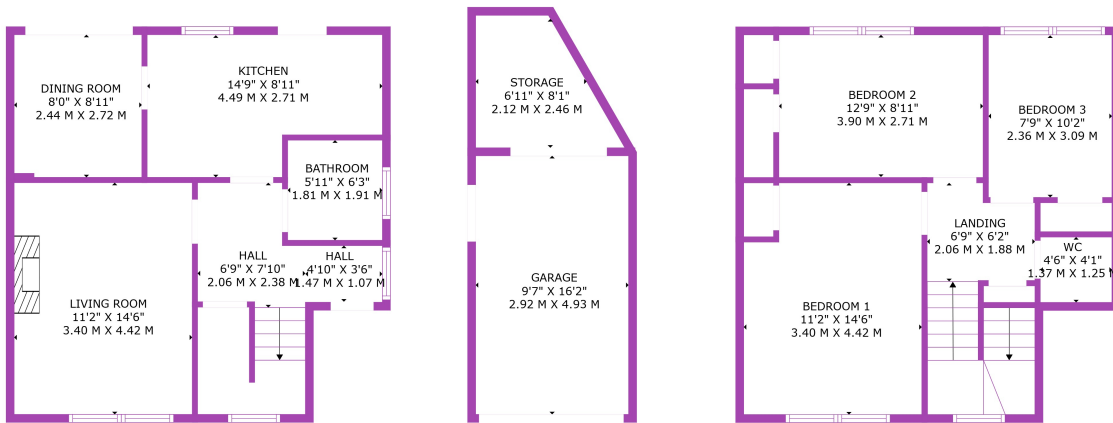
This property further benefits from spacious front and rear gardens, the front garden offers an area laid to chips and a tarmac driveway providing ample off street parking and leading to the garage. The rear garden has been designed with ease of maintenance in mind being fully laid to chips with a large paved patio perfect for al fresco dining and entertaining.

Council Tax Band

Band B

Disclaimer

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FLOOR 1

FLOOR 2



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