



18 Lanfine View

Darvel, KA17 0FE

P.O.A.

**GREIG**  
*Residential*





## Lanfine View

Darvel, KA17 0FE

Ideally positioned within a preferred residential area of Darvel on the periphery of the ever popular Morton Park, this spacious three bedroom detached bungalow ticks all the boxes for the perfect family home or downsize. Boasting generous all on the level accommodation throughout and situated on a extensive plot providing ample off street parking and wrap around landscaped gardens. This superb villa has been lovingly refurbished and maintained by the current owner complete with contemporary stylish decor and modern fixtures and fittings throughout. Located within ease of access to all local amenities, schooling and transport links this is sure to impress even the most discerning of buyers.





#### Porch

1.40m x 1.30m (4' 7" x 4' 3") Access is given via an outer UVPC door to a welcoming entrance porch boasting neutral decor, tiled flooring and a door leading to the hallway.

#### Hallway

7.67m x 1.36m (25' 2" x 4' 6") Spacious hallway offering neutral decor, two practical storage cupboards and fitted carpet. Access is given to the lounge, kitchen/dining, three bedrooms and bathroom.

#### Lounge

4.46m x 4.20m (14' 8" x 13' 9") Generously proportioned main apartment boasting contemporary decor, feature electric fire set within a wood surround, fitted carpet and a double glazed window to the front.

#### Kitchen/Dining Room

8.40m x 3.25m (27' 7" x 10' 8") Fully fitted dining sized kitchen complete with solid oak wall and base storage units with contrasting black work surface, integrated oven, induction hob and extractor hood, plumbing and space for American fridge freezer, washing machine and tumble drier, stainless steel sink and drainer, neutral decor, mosaic tiled splashback, ceiling coving, vinyl flooring, double glazed window to the side, patio doors to the rear garden and a door leading to the side garden.

#### Bedroom One

3.52m x 3.30m (11' 7" x 10' 10") The master bedroom is a generous double offering neutral decor, six door oak fitted wardrobes providing ample storage, fitted carpet, double glazed window to the front, access to walk in wardrobe and en-suite facilities.

#### Walk in wardrobe

1.60m x 1.40m (5' 3" x 4' 7") Practical walk in wardrobe boasting plentiful shelved and drawer storage.

#### En-suite

2.30m x 1.36m (7' 7" x 4' 6") Stylish en-suite comprising of a wash hand basin and wc combination unit, corner shower cubicle, chrome heated towel rail, vinyl flooring and a double glazed window to the side.

#### Bedroom Two

3.22m x 2.99m (10' 7" x 9' 10") Generous double bedroom with crisp white decor, fitted carpet and a double glazed window to the front.

#### Bedroom Three

Bedroom three is a good sized bedroom currently utilised as a home office comprising of neutral decor, fitted carpet and a double glazed window to the rear.

#### Bathroom

3.90m x 1.75m (12' 10" x 5' 9") Completing the accommodation is the family bathroom comprising of a wash hand basin and vanity unit, bath, separate corner shower cubicle, chrome heated towel rail, stylish tiling to walls and flooring.

#### Externally

Set on an extensive plot boasting wrap around landscaped gardens. The front garden offers a well manicured lawn with a mono blocked driveway to the side allowing for ample off street parking and paved access to the rear garden. The rear garden is complete with a large well manicured lawn area and paved patio perfect al fresco dining and entertaining.

#### Council Tax Band

Band E

#### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



# GREIG *Residential*

Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)