



20 Lintmill Road
Darvel, KA17 0ER
P.O.A.

GREIG
Residential



Lintmill Road

Darvel, KA17 0ER

Set within the ever-popular town of Darvel, this lovingly maintained two-bedroom extended villa enjoys open outlooks over the River Irvine, perfectly positioned for convenient access to local amenities, excellent transport links, and schooling. Offering generous open-plan family living space, complete with neutral décor throughout. Further benefiting from enclosed private gardens, along with ample off-street parking to the front and rear via a private driveway and a detached garage. This is the perfect family home or downsize and sure to impress all who view.





Entrance Porch

2.08m x 1.66m (6' 10" x 5' 5") Double glazed sliding patio doors giving access to entrance porch offering neutral décor, brickwork to walls, fitted carpet and leads to internal wooden door.

Lounge/Dining

5.64m x 6.73m (18' 6" x 22' 1") Access from porch into generous main open plan apartment with dining area, offering neutral décor, fitted carpet, featuring wood burner set within wood/tiled fireplace surround, carpeted staircase to upper level, under stairs storage cupboard, plentiful space for dining table and chairs, double glazed window to the front, access to kitchen and double glazed sliding doors giving access to sun room.

Kitchen

3.16m x 3.23m (10' 4" x 10' 7") Generous sized fitted kitchen offer ample wall and base units with complimentary work surfaces, integrated oven and grill, five burner gas hob and extractor hood, stainless steel sink and drainer, breakfast bar seating area, plumbing/space for under counter fridge and freezer, tiled splashback, vinyl flooring and double glazed window to the side.



Sun Room

4.30m x 3.14m (14' 1" x 10' 4") Second public room overlooking rear gardens offering neutral décor, laminate floor, double glazed skylight, two double glazed sliding doors giving access to gardens and door access to WC/utility.

WC/Utility

1.54m x 1.67m (5' 1" x 5' 6") WC/Utility area offering additional workspace and WC, neutral décor and tiled splashback.

Bedroom One

4.57m x 3.01m (15' 0" x 9' 11") Generous double bedroom offering neutral décor, fitted carpet, ceiling coving, storage cupboard housing boiler and dual aspect double glazed windows to the front.

Bedroom Two

3.45m x 2.92m (11' 4" x 9' 7") Generous double bedroom offering neutral décor, fitted carpet, fitted mirror sliding door wardrobes and double glazed window to the rear.

Bathroom

2.08m x 1.82m (6' 10" x 6' 0") Three piece suite comprising of WC, wash hand basin and corner shower cubicle with mains operated shower, tiling to walls and floor and double glazed opaque window to the rear.



External

Generous private gardens to the rear with monobloc and mature shrubbery, leading to garage with up and over door. Garage benefits from power supply. Further complimented by additional parking to the rear and additional shed.

Complete with low maintenance garden to the front with plentiful off street parking on tarmac driveway.

Council Tax Band

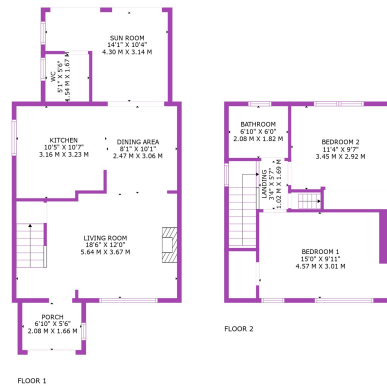
Band A

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TOTAL: 973 sq. ft, 90 m²
 FLOOR 1: 565 sq. ft, 52 m², FLOOR 2: 408 sq. ft, 38 m²
 EXCLUDED AREAS: PORCH: 37 sq. ft, 3 m², GARAGE: 291 sq. ft, 27 m²
 WALLS: 137 sq. ft, 13 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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