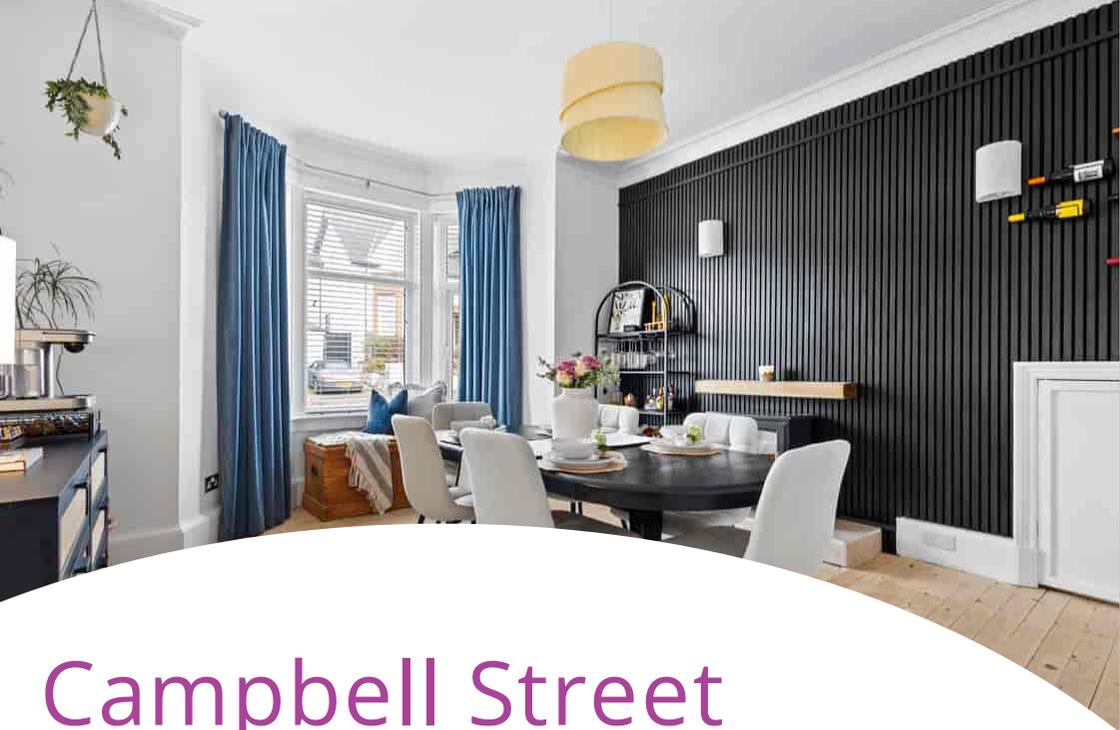




9 Campbell Street  
Darvel, KA17 0BZ  
P.O.A.

**GREIG**  
*Residential*



# Campbell Street

Darvel, KA17 0BZ

Ideally situated in the heart of Darvel, this exceptional five apartment traditional semi detached villa has been recently refurbished to an exacting standard, resulting in a truly striking family home with undeniable wow factor. Offering a spacious and versatile layout across two levels, the property was deservedly shortlisted for Scotland's Home of the Year — a testament to its outstanding design and finish. Beautifully presented throughout, the home seamlessly blends contemporary, stylish décor with high-quality fixtures and fittings, while thoughtfully preserving an abundance of charming traditional features. Further enhanced by beautifully landscaped gardens and enjoying convenient access to local amenities, schooling, and excellent transport links, this outstanding property represents the ideal family home and is certain to impress all who view.





#### Porch

1.23m x 1.15m (4' 0" x 3' 9") Access is given to a welcoming entrance porch offering neutral decor, traditional style tiled flooring and a door leading to the hallway.

#### Hallway

1.23m x 3.86m (4' 0" x 12' 8") Spacious hallway boasting neutral decor, traditional high ceiling with decorative architrave and corning, deep traditional skirtings and laminate flooring. The hallway gives access to the lounge, dining room and bathroom.

#### Lounge

3.95m x 5.18m (13' 0" x 17' 0") Impressive main apartment offering stylish decor with decorative wall panelling, feature fireplace with log burner and brick surround, plentiful space for free standing furniture, traditional high ceiling with intricate central rose, ceiling corning, laminate flooring, a door leading to the kitchen and an archway leading to the rear hallway.

#### Kitchen

1.95m x 5.43m (6' 5" x 17' 10") Fully fitting kitchen complete with stylish wall and base storage units with complimentary work surface, integrated oven, gas hob, plumbing and space for a dish washer, washing machine and tumble drier, porcelain sink and drainer, modern decor with stylish wood panelling, breakfast bar seating area, laminate flooring, a door leading to the utility and a double glazed window to the rear.

#### Utility

1.95m x 1.39m (6' 5" x 4' 7") Practical utility/storage space offering neutral decor and laminate flooring.

#### Dining Room

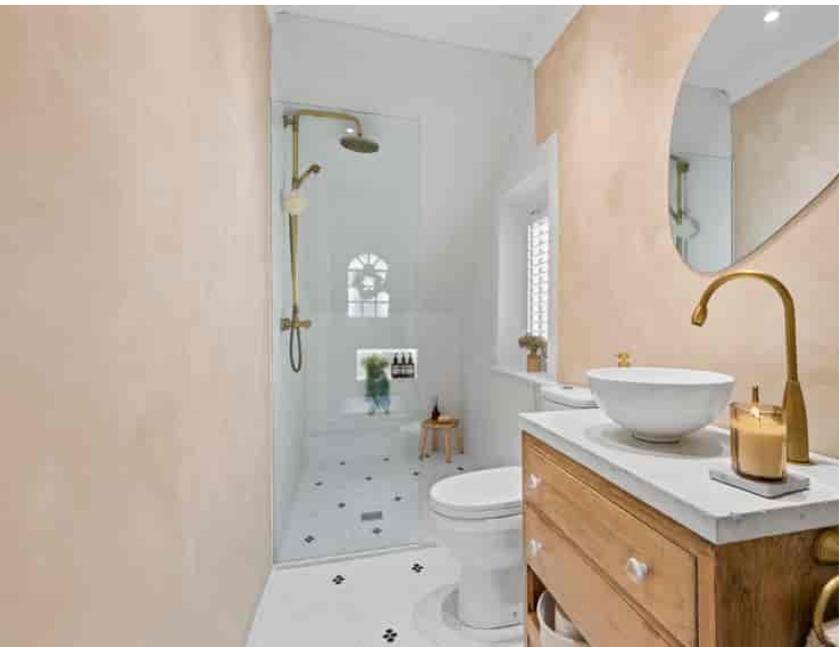
4.16m x 4.92m (13' 8" x 16' 2") Stunning front facing dining room boasting contemporary neutral decor with an impressive black wall panelled feature wall, fire place, plentiful space for free standing furniture, traditional high ceiling, deep skirtings, original restored flooring and a large traditional bay window.

#### Shower Room

1.23m x 3.33m (4' 0" x 10' 11") Conveniently located on the lower level, the stylish family shower room comprises of a wash hand basin with vanity storage, wc, large walk in shower cubicle with overhead main shower, contemporary finish with gold fixtures and fittings, ceiling spotlights and tiled flooring.

#### Rear Hallway

3.44m x 0.97m (11' 3" x 3' 2") The rear hallway offers, neutral decor, laminate flooring, a double glazed patio overlooking and providing access to the rear garden and a carpeted staircase to the upper level.



#### Bedroom One

3.15m x 5.12m (10' 4" x 16' 10") The impressive master bedroom boasts contemporary decor with feature panelling, deep skirtings, fitted carpet, double glazed window to the front and access to en-suite facilities.

#### En-suite

1.37m x 1.84m (4' 6" x 6' 0") Stylish en-suite comprising of stylish decor with feature wood panelling, wash hand basin with vanity storage, wc and tiled flooring.

#### Bedroom Two

3.80m x 3.48m (12' 6" x 11' 5") Spacious double bedroom offering modern decor, deep skirtings, ceiling coving, fitted carpet and a double glazed window to the rear.

#### Bedroom Three

2.24m x 3.39m (7' 4" x 11' 1") A spacious third bedroom currently utilised as a dressing room with neutral decor, fitted carpet and a double glazed window to the front.

#### Externally

The property features beautifully landscaped gardens to both the front and rear. At the front, there is a neatly manicured lawn complemented by decorative stone chippings to the side. The generous rear garden offers a spacious lawn along with a traditional brick laid patio, creating an ideal setting for relaxation or entertaining guests.

#### Additional Information

Permission has been granted by local council to create private parking to the front.

#### Council Tax band

Band D

#### Disclaimer

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**TOTAL: 1189 sq. ft, 111 m2**

Ground floor: 731 sq. ft, 68 m2, 1st floor: 458 sq. ft, 43 m2  
EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m2, UTILITY: 29 sq. ft, 3 m2, FIREPLACE: 9 sq. ft, 1 m2,  
LOW CEILING: 16 sq. ft, 2 m2, WALLS: 113 sq. ft, 9 m2

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