



14 Campbell Street
Darvel, KA17 0DA
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this traditional three bedroom semi detached villa located in a popular residential area of Darvel. Boasting spacious accommodation over two level with an abundance of traditional features throughout and complemented by generous private gardens and a large workshop. Situated within walking distance to local amenities, schooling and transport links this is the ideal family home and is sure to impress all who view.





Hallway

6.44m x 2.19m (21' 2" x 7' 2") Access is given via an outer porch to a welcoming entrance hallway boasting soft decor with decorative wall panelling, traditional high ceiling, skirtings and architrave, a large storage cupboard and an additional under stairs storage cupboard and maple oak flooring. The hallway offers access to the lounge, dining room, shower room and a carpeted staircase leads to the upper level.

Lounge

5.29m x 4.44m (17' 4" x 14' 7") Generously proportioned main apartment offering neutral decor, feature fire place, plentiful space for free standing furniture, shelved alcove, traditional high ceiling with corning, fitted carpet and a large double glazed bay window to the front.

Dining Room

5.09m x 3.83m (16' 8" x 12' 7") A spacious second apartment currently utilised as a dining room providing soft neutral decor, feature fireplace, ceiling coving with traditional central rose, hardwood flooring, double glazed french doors to the garden and a door leading to the kitchen.

Kitchen

4.48m x 3.22m (14' 8" x 10' 7") Well proportioned fully fitted kitchen complete with oak shaker style wall and base units providing ample storage with complementary stone effect work surface, large island, integrated oven, gas hob and hood, integrated fridge freezer, plumbing and space for washing machine and dish washer, stainless steel sink and drainer, neutral decor, tiled splashback, hard wood flooring and a double glazed window to the side and rear.

Bathroom

2.14m x 2.11m (7' 0" x 6' 11") The family bathroom comprises of a wash hand basin with vanity unit, wc, bath with mixer taps, neutral tiling to walls, vinyl flooring and a double glazed sky light window.

Bedroom One

5.03m x 3.18m (16' 6" x 10' 5") The master bedroom is a generous double with neutral decor, plentiful fitted bedroom furniture, fitted carpet and a double glazed dormer window to the front offering countryside views over Lanfine estate. A door provides access to en-suite facilities.

En-suite Shower Room

2.85m x 0.94m (9' 4" x 3' 1") Practical en-suite comprising of a wash hand basin, wc, shower cubicle with electric shower, tiling to walls and flooring and a double glazed window to the side.

Bedroom Two

2.73m x 3.73m (8' 11" x 12' 3") A good sized double bedroom offering neutral decor, ceiling coving, fitted carpet and a double glazed dormer to the rear.

Bedroom Three

2.20m x 3.22m (7' 3" x 10' 7") A good sized single bedroom with neutral decor, fitted carpet and a double glazed dormer to the front providing far reaching views.

Externally

This property boast front and rear private gardens, the front garden has a well manicured lawn with paved pathway and access to the rear garden. The rear garden has a large well manicured lawn, an area laid to chip and a patio perfect for al fresco dining and entertaining.

Workshop

This property further benefits from an extensive timber workshop to the rear.

Council Tax Band

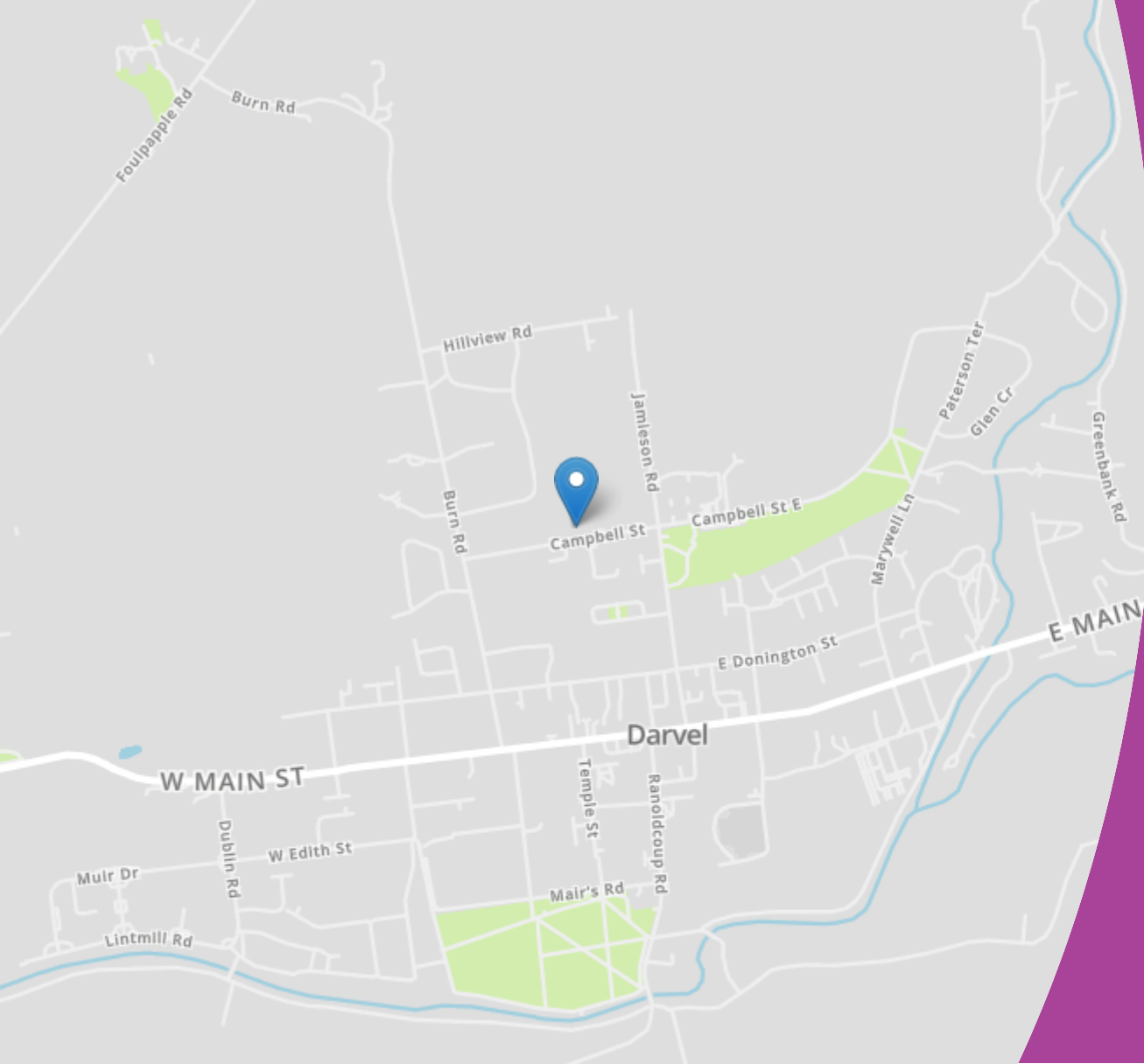
Band D

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