



17 Burn Road
Darvel, KA17 0DB
P.O.A.

GREIG
Residential



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Proudly presenting 'Tighvonie', a charming and characterful traditional three bedroom detached cottage positioned on a sizeable plot boasting private off street parking and extensive private gardens. Flexible all on the level accommodation presented to a high standard having been lovingly maintained by the current owners, complimented by traditional features including high ceilings and deep skirtings. Located on the periphery of the ever popular town of Darvel with open countryside surroundings, whilst maintaining ease of access to all local amenities and direct access to schooling, this is the ideal first time buy, family home or downsize.





Porch

1.00m x 0.91m (3' 3" x 3' 0") Double door access into the practical entrance vestibule offering neutral decor, tiled flooring and door into hallway.

Hallway

4.20m x 1.10m (13' 9" x 3' 7") Generous 'L' shaped hallway providing door access to most apartments including the lounge, three bedrooms and shower room, with crisp white decor, traditional deep skirtings and laminate flooring.

Lounge/Diner

6.11m x 3.70m (20' 1" x 12' 2") The formal lounge is a generously proportioned main living apartment comprising of neutral decor, fitted carpet and stunning feature electric fireplace with an intricate wooden surround and tiled hearth. Architrave detail to dining area, door access to kitchen and two double glazed windows to the rear.

Kitchen

5.47m x 2.09m (17' 11" x 6' 10") Stunning fully fitted kitchen comprising of an excellent range of grey handle-less shaker style wall and base storage units with complimentary marble effect work surfaces, stainless steel sink and drainer, integrated appliances including fridge/freezer, oven, microwave, dishwasher, gas hob and hood. Plumbing/space for washing machine and tumble dryer, tiled flooring, neutral decor, double glazed window to the side and UPVC door leading out into the rear gardens.

Bedroom One

4.99m x 3.37m (16' 4" x 11' 1") The master bedroom is a sizeable double offering contemporary decor, laminate flooring and a range of traditional features including central rose, deep skirtings, intricate cornicing and feature front facing double glazed window to the front. Fitted mirrored door wardrobes providing a wealth of storage space.

Bedroom Two

3.84m x 3.53m (12' 7" x 11' 7") The second double bedroom, currently utilised as a sitting room, offers neutral decor, fitted carpet and a double glazed window to the front. Feature fireplace, deep skirtings and an Edinburgh press storage cupboard.

Bedroom Three

3.09m x 2.32m (10' 2" x 7' 7") Bedroom three is rear facing with a double glazed window overlooking the gardens, soft decor, deep skirtings and laminate flooring.

Shower Room

1.97m x 1.64m (6' 6" x 5' 5") Completing the accommodation is the three piece family shower room suite comprising of wash hand basin with vanity storage, wc and corner shower cubicle. Heated towel rail, ceiling spotlights, modern tiling to walls and floor, double glazed opaque window to the rear.

External

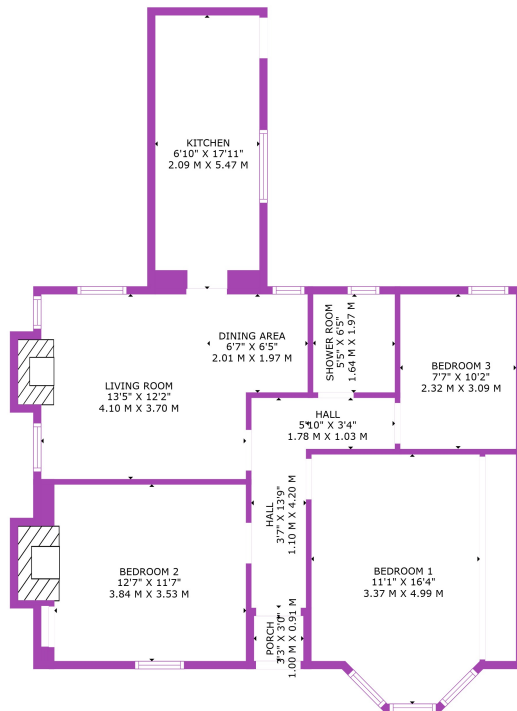
Positioned on a sizeable plot, this traditional cottage offers private garden grounds to the front and rear. The front gardens are laid to lawn with pathway. To the rear, the private gardens comprise of a generous manicured lawn, decked patio and bedding area. Off street parking is also available to the rear.

Council Tax

Band D

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TOTAL: 882 sq. ft, 82 m²

FLOOR 1: 882 sq. ft, 82 m²

EXCLUDED AREAS: PORCH: 10 sq. ft, 1 m², FIREPLACE: 17 sq. ft, 2 m²

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

