



2 Sim Gardens  
Darvel, KA17 0LD  
P.O.A.

**GREIG**  
*Residential*

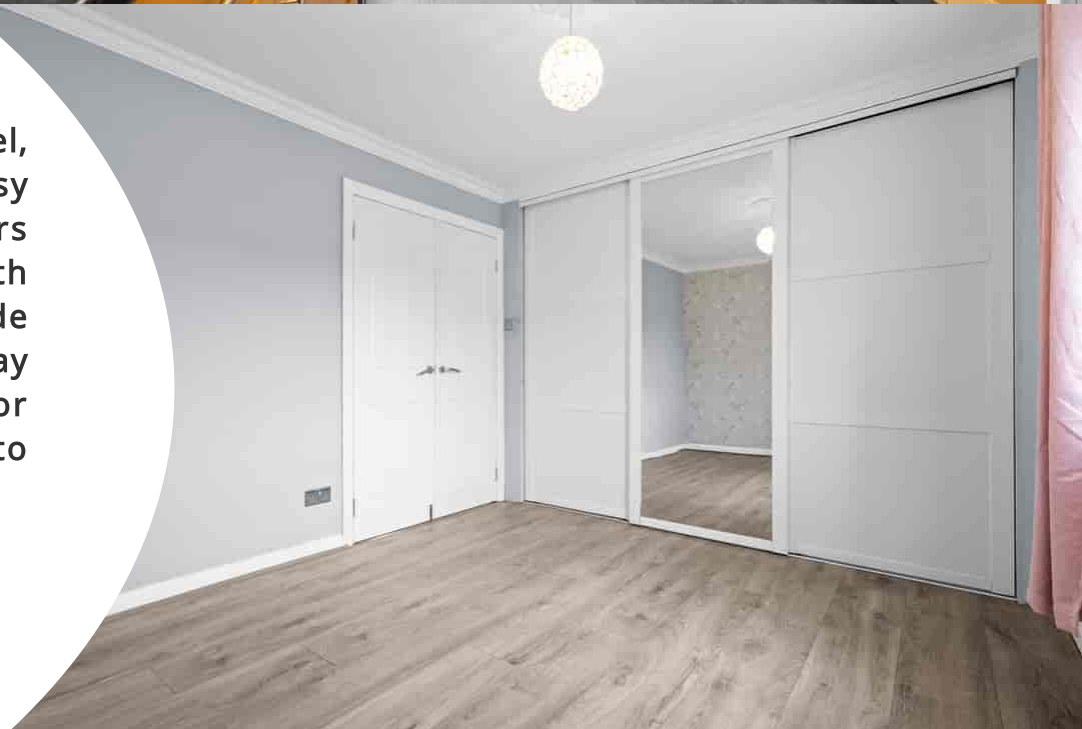




# Sim Gardens

Darvel, KA17 0LD

Perfectly positioned within a quiet cul-de-sac in the heart of Darvel, this spacious two bedroom semi-detached bungalow enjoys easy access to local amenities and transport links. The property offers well proportioned, all on the level accommodation finished with modern fixtures and fittings throughout. Further benefits include well maintained front and rear gardens and a large driveway providing ample off-street parking. An ideal first-time purchase or downsizing opportunity, this impressive home is sure to appeal to a wide range of buyers.





#### Porch

.98m x .60m (3' 3" x 2' 0") Accessed via outer door featuring modern decor and laminate flooring.

#### Hallway

2.71m x 3.41m (8' 11" x 11' 2") Welcoming 'L' shaped hallway featuring modern decor, laminate flooring, convenient storage cupboard and gives access to all apartments.

#### Livingroom

4.94m x 3.57m (16' 2" x 11' 9") A generous main apartment offering modern decor, ceiling coving, laminate flooring and a large double glazed window to the front of the property.

#### Kitchen

3.31m x 2.72m (10' 10" x 8' 11") Fully fitted kitchen offering an array of oak effect wall and base units, contrasting anthracite worksurfaces, integrated electric hob, oven, fridge freezer, space for washing machine and tumble drier, stainless steel sink and drainer, neutral decor, white metro style tiled splashback, click vinyl flooring, external door leading the rear garden and a double glazed window to the rear.

#### Bedroom One

2.99m x 3.55m (9' 10" x 11' 8") Double bedroom featuring modern decor, laminate flooring, ceiling coving, triple fitted wardrobes and double glazed window to the front.

#### Bedroom Two

2.45m x 4.11m (8' 0" x 13' 6") Double bedroom featuring modern decor, fitted carpet, ceiling coving, double fitted wardrobes and a double glazed window to the rear.



#### Shower Room

1.63m x 3.06m (5' 4" x 10' 0") A fully fitted wet room comprising of WC, wash hand basin, shower, fully wet wall and non slip flooring, heated towel rail, ceiling spotlights and a opaque double glazed window to the side.

#### External

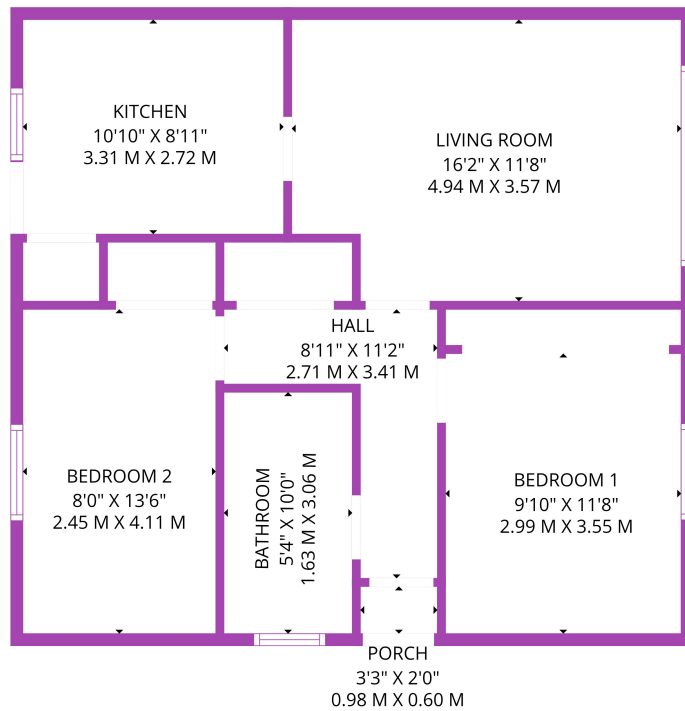
Further enhancing this property is the sizable garden space, the front garden features a well manicured lawn, sizeable drive way laid to tarmac which wraps round to the side of the property which boasts another lawn area with mature shrubbery. The rear garden has a large patio area and manicured lawn, bordered by a fence offering privacy making it the perfect space to relax or entertain.

#### Council Tax Band

Band C

#### 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. IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.



**TOTAL: 692 sq. ft, 64 m<sup>2</sup>**

Ground floor: 692 sq. ft, 64 m<sup>2</sup>

EXCLUDED AREAS: PORCH: 6 sq. ft, 1 m<sup>2</sup>, WALLS: 55 sq. ft, 5 m<sup>2</sup>

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

