



49 Drumclog Crescent
Darvel, KA17 0BA
P.O.A.

GREIG
Residential



Drumclog Crescent

Darvel, KA17 0BA

Introducing this charming two bedroom terraced villa, located in the heart of Darvel, close to local amenities and transport links. Offering spacious accommodation over two levels, it also features low maintenance private gardens. Lovingly maintained by the current owner, this property is perfect for a variety of buyers, from first time homeowners to those looking to downsize.





Hallway

1.80m x 5.02m (5' 11" x 16' 6") Access is given via a white UPVC outer door to a welcoming entrance hallway comprising of neutral decor, practical storage cupboard and laminate flooring. The hallway gives access to the lounge, kitchen and a carpeted staircase leads to the upper level.

Lounge

4.45m x 3.75m (14' 7" x 12' 4") Generously proportioned main apartment offering neutral contemporary decor, ceiling coving, fitted carpet, double glazed window to the front and door access to the rear hallway.

Kitchen

3.55m x 3.01m (11' 8" x 9' 11") Fully fitted dining sized kitchen complete with ample wall and base storage units with complimentary work surface, integrated oven, four burner hob and cooker hood, plumbing and space for washing machine, dish washer, fridge freezer and microwave, stainless steel sink and drainer, 'metro' tiled splashback, stylish decor, tiled flooring, plentiful space for dining table and chairs and a double glazed window to the front.

Rear Hallway

1.72m x 0.91m (5' 8" x 3' 0") Useful cloaks area with practical understairs storage cupboard, access to the lounge and a UPVC double glazed door leading to the rear gardens.

Bedroom One

3.43m x 3.79m (11' 3" x 12' 5") Generous double bedroom featuring contemporary decor, fitted carpet and a double glazed window to the front.

Bedroom Two

3.43m x 2.97m (11' 3" x 9' 9") The second bedroom is a spacious double with neutral contemporary decor, fitted mirrored door wardrobes, fitted carpet and a double glazed window to the rear.

Bathroom

1.92m x 1.74m (6' 4" x 5' 9") Completing the accommodation is the shower room comprising of a wash hand basin, wc, shower cubicle with mains shower, crisp white full height tiling to walls, contrasting tiled flooring and a double glazed opaque window to the front.

Externally

This property boast private gardens to the front and rear, the front garden has been designed with ease of maintenance in mind being fully laid to chip whilst the rear garden has an area laid to chip, artificial lawn and a paved patio perfect for al fresco dining.

Council Tax Band

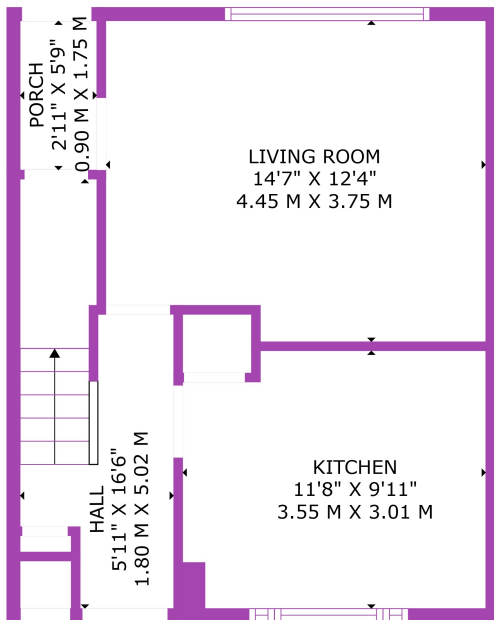
Band A

Disclaimer

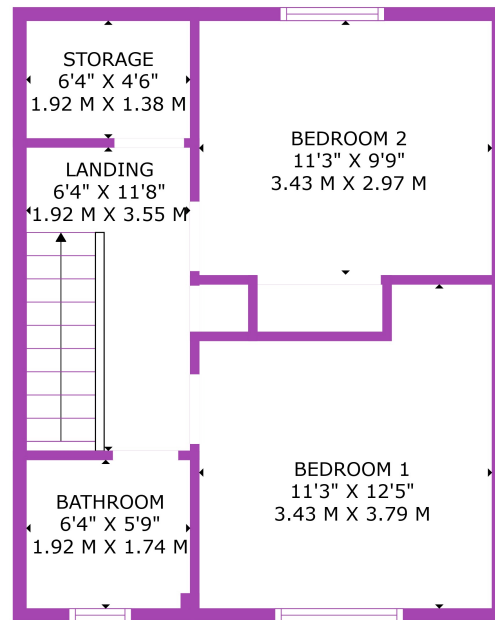
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FLOOR 1



FLOOR 2

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TOTAL: 757 sq. ft, 70 m²
 FLOOR 1: 386 sq. ft, 36 m², FLOOR 2: 371 sq. ft, 34 m²
 EXCLUDED AREAS: PORCH: 17 sq. ft, 2 m², STORAGE: 28 sq. ft, 3 m², UNDEFINED: 3 sq. ft, 0 m²
 WALLS: 60 sq. ft, 5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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