



2 Lace Mill Wynd

Darvel, KA17 0AR

P.O.A.

GREIG
Residential



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Darvel, KA17 0AR

Greig Residential are delighted to present to the market this impressive three bedroom semi detached villa situated in a modern development in the heart of Darvel. Boasting extensive accommodation over two levels with an abundance of family living space with modern décor and stylish fixtures and fittings throughout. Complemented by ample off street parking and low maintenance private gardens this is the ideal family home and is sure to impress all who view.





Porch

1.45m x 1.45m (4' 9" x 4' 9") Access is given via an outer white upvc door to a welcoming entrance porch offering fresh white décor and vinyl flooring. The porch gives door access to the lounge.

Lounge

5.80m x 4.39m (19' 0" x 14' 5") Generously proportioned main apartment boasting fresh white décor, practical storage cupboard, fitted carpet and a double glazed window to the front. Access is given to vestibule/utility area, double doors lead to the open plan living, kitchen and dining area and a carpeted staircase leads to the upper level.

Vestibule/Utility

1.52m x 1.48m (5' 0" x 4' 10") Practical vestibule/utility area offers fresh white décor and vinyl flooring. Door access to the lounge, open plan living, kitchen and dining area and the wc/cloaks.

WC/Cloaks

1.53m x 0.93m (5' 0" x 3' 1") Conveniently located on the lower level comprising of a wash hand basin, wc, neutral décor and vinyl flooring.

Lounge/Kitchen/Dining Room

5.81m x 5.59m (19' 1" x 18' 4") Impressive open plan lounge, kitchen and dining room providing contemporary neutral décor, ceiling spotlights, plentiful space for free standing furniture, dining table and chairs, vinyl flooring, double glazed windows to dual aspects and double glazed patio door overlooking and giving access to the rear gardens.

The fully fitted kitchen is complete with ample wall and base storage units providing ample storage with complementary work surfaces, gas hob and hood, integrated oven, fridge and freezer, plumbing and space for washing machine and tumble drier, stainless steel sink and drainer and vinyl flooring.



Bedroom One

4.10m x 3.68m (13' 5" x 12' 1") The superb master bedroom is a generous double with fresh white décor, double fitted wardrobes, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-suite

1.87m x 1.60m (6' 2" x 5' 3") Stylish en-suite comprising of a wash hand basin, wc, corner shower cubicle, chrome heated towel rail, vinyl flooring and a double glazed opaque window to the front.

Bedroom Two

3.79m x 2.95m (12' 5" x 9' 8") A generous double bedroom offering fresh white décor, double door fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bedroom Three

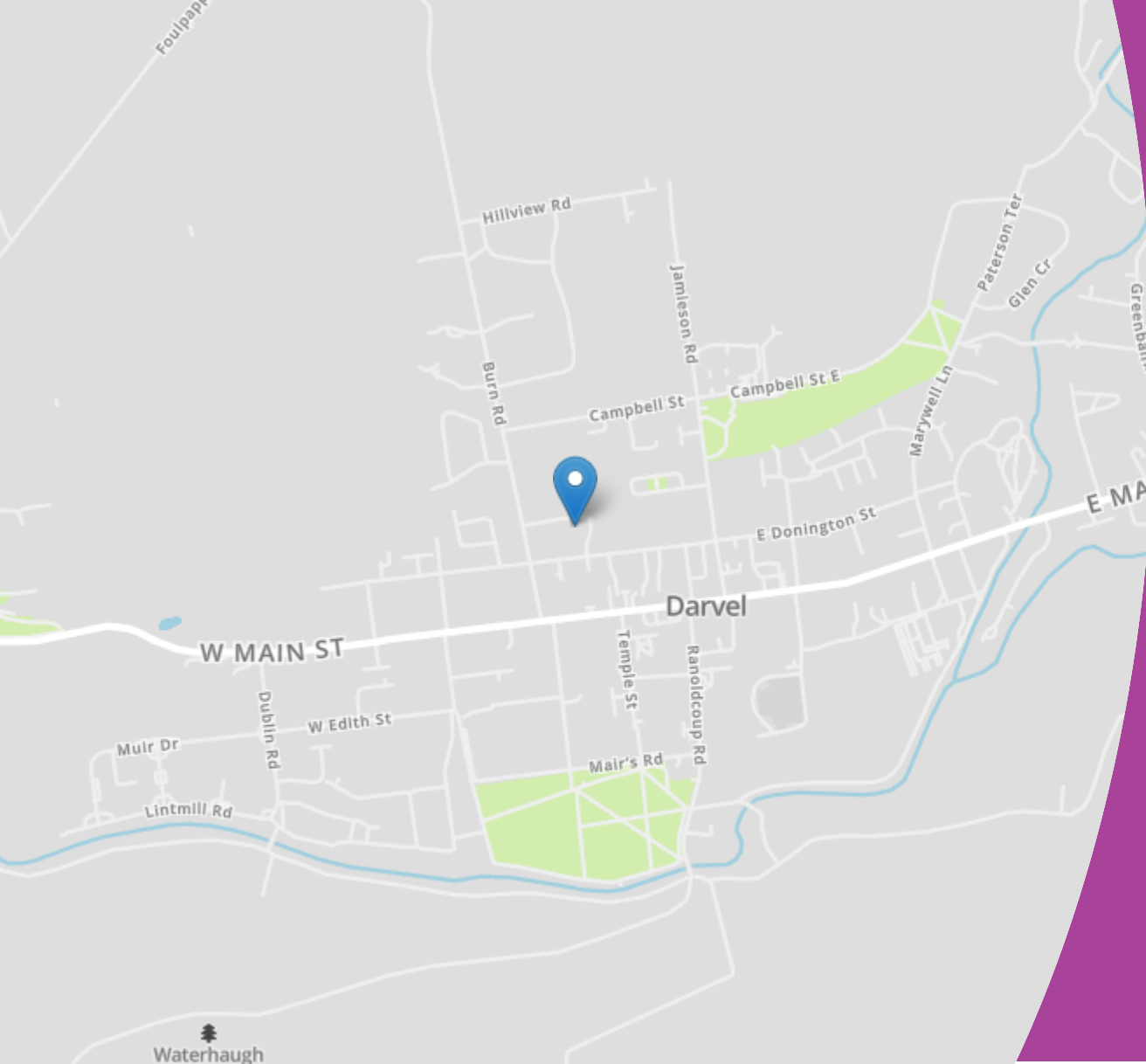
3.79m x 2.76m (12' 5" x 9' 1") A good sized double bedroom with fresh white décor, double door fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bathroom

2.05m x 1.79m (6' 9" x 5' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, chrome heated towel rail, vinyl flooring and a double glazed opaque window to the side.

Externally

This property boasts generous private gardens to the front and rear, the front garden has been fully mono blocked allowing for ample off street parking whilst the rear garden has been designed with ease of maintenance in mind with a decked and paved patio perfect for al fresco dining and entertaining.



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