



A beautifully presented and tastefully decorated three bedroom traditional, semi-detached house



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We are delighted to bring to the market this striking three-bedroom, semi-detached villa which will appeal to a wide variety of potential purchasers looking for their ideal home. In terms of location, layout, style and detail, the property can be adapted to meet each individual's needs and requirements. The owners have created a modern look and also inside this stunning home, you will find exceptional design and an inspired layout, over two levels that provides light-filled and spacious accommodation. The traditional cornicing will appeal to a variety of purchasers. The 'home' is offered to the market in true "walk-in" condition and is finished to an extremely high standard throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Once inside, discerning purchasers will be greeted with a first-class specification.

THE LOUNGE



A welcoming entrance hallway sets the tone and allows access to all rooms on this level. On the lower level, you will find an immediately impressive formal lounge that boasts a beautiful outlook and a feature fire and surround as its focal point.

THE KITCHEN



The stunning kitchen has been beautifully installed with a quality range of floor and wall-mounted units with a striking worktop. It comes complete with a host of integrated appliances. The dining room will be popular with all members of the family. It's easy to imagine the evenings of fine dining this zone has played host to. The contemporary family bathroom suite completes the accommodation on this level.



THE DINING ROOM



THE BATHROOM



Journeying upstairs where the crisp and contemporary styling continues, you will discover a further three bright and airy well-appointed bedrooms. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required.



BEDROOM 1



BEDROOM 2

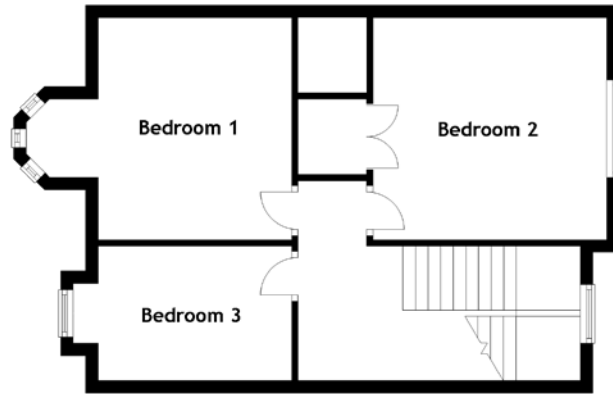
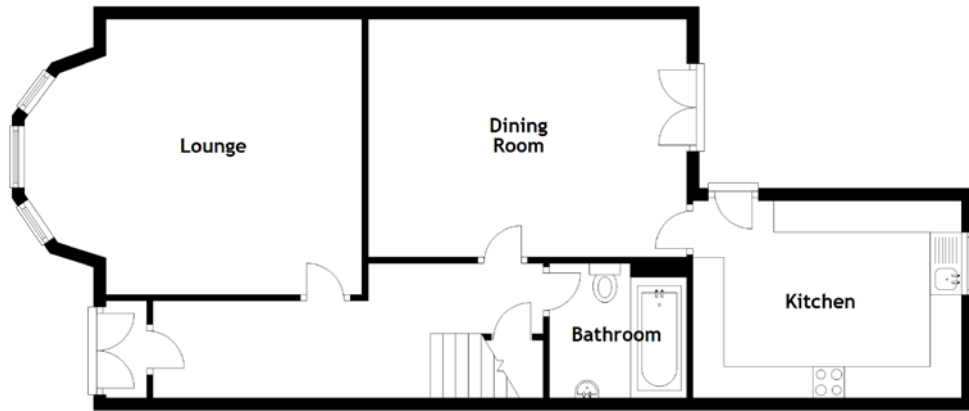


The garden grounds are a sheer delight, especially the enclosed garden to the rear. Many a summer's evening will be spent in this zone enjoying the peace and quiet. The high specifications of this family home also include; gas central heating and double-glazing, to ensure a warm yet cost-effective way of living all year round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



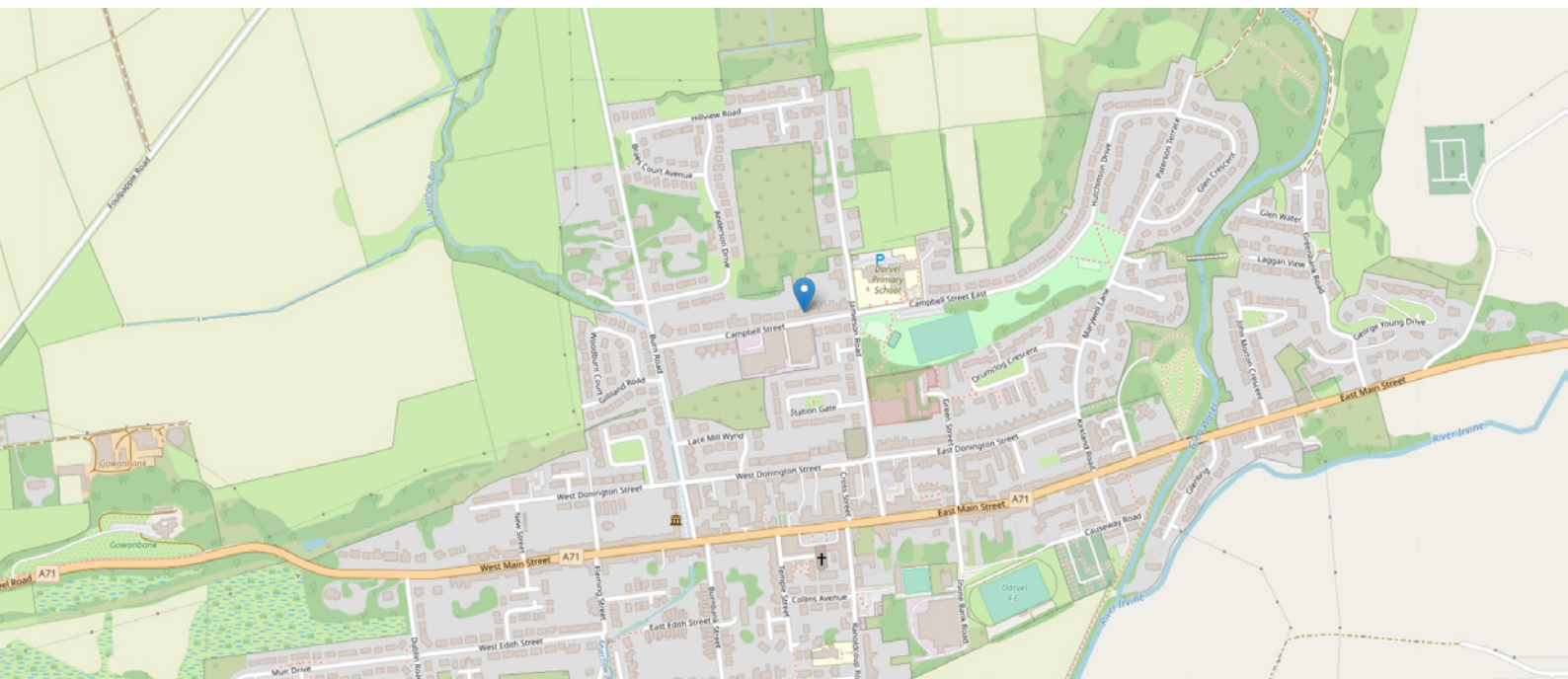
Approximate Dimensions
(Taken from the widest point)

Lounge	5.41m (17'9") x 4.40m (14'5")
Kitchen	4.30m (14'1") x 3.15m (10'4")
Dining Room	5.10m (16'9") x 3.80m (12'6")
Bathroom	2.20m (7'3") x 2.15m (7'1")
Bedroom 1	4.25m (13'11") x 3.55m (11'8")

Bedroom 2	3.75m (12'3") x 3.55m (11'8")
Bedroom 3	3.10m (10'2") x 2.15m (7'1")

Gross internal floor area (m²): 125m²
EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

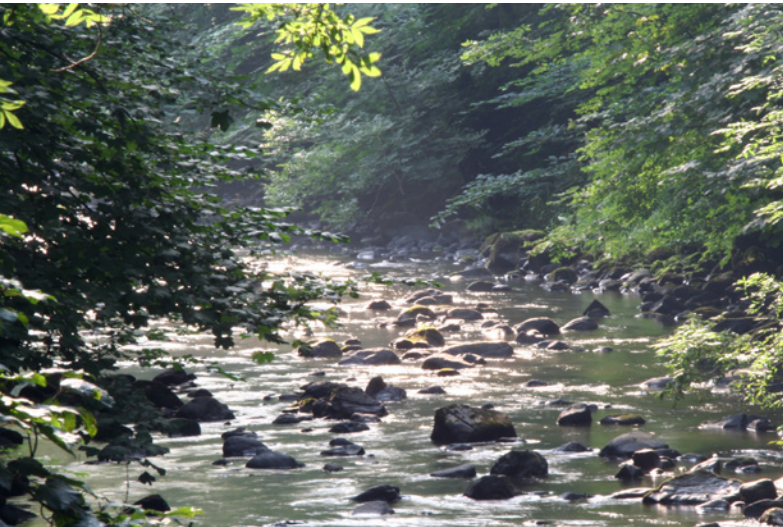


THE LOCATION

This superb property is situated in a popular pocket of Darvel - Campbell Street. The village is approximately a 15 minutes drive from Kilmarnock town centre. There are a variety of local shops within Darvel Main Street catering for all day-to-day requirements.

More extensive shopping can be found within Kilmarnock and these include many High Street names as well as a selection of supermarkets. Schooling is available locally at primary level with secondary education available within the nearby town of Galston.

Public transport facilities within the village include regular bus services to Kilmarnock with frequent rail and bus travel from Kilmarnock town centre. For the motorist Darvel is ideally placed just a short distance from the M77 allowing easy commuting to Glasgow city centre as well as all major Ayrshire towns. The M74 is also easily accessible via Strathaven and Stonehouse.




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