

14 Kirkland Park Court

DARVEL, EAST AYRSHIRE, KA17 0BW



*A TASTEFULLY DECORATED AND SPACIOUS
THREE BEDROOM SEMI-DETACHED HOUSE*



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Part Exchange Available. We are delighted to introduce this superb three-bedroom semi-detached villa within a highly sought-after area of Darvel to the market. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. The property has been well designed to maximise the natural available light to create a modern



ambience, with interesting front and rear views. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, with modern specifications and contemporary decor.



The property is accessed via the hallway with a useful WC, allowing entry to all rooms on this level. An immediately impressive lounge is flooded with natural light from the window to the front aspect.



The dining kitchen has a good range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. There is space within this zone for a table and chairs. A set of doors gives entry to the rear garden, where you can invite outside in.





Journeying upstairs you will discover three well-proportioned bedrooms. All rooms are bright and airy and accommodate space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.





Bedroom 2

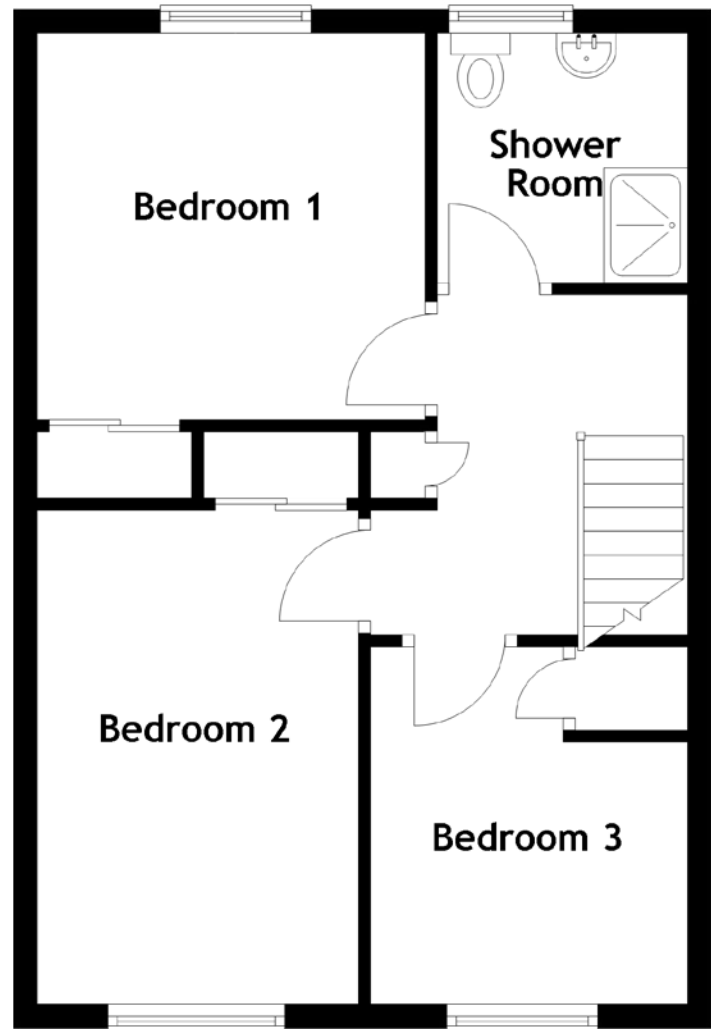
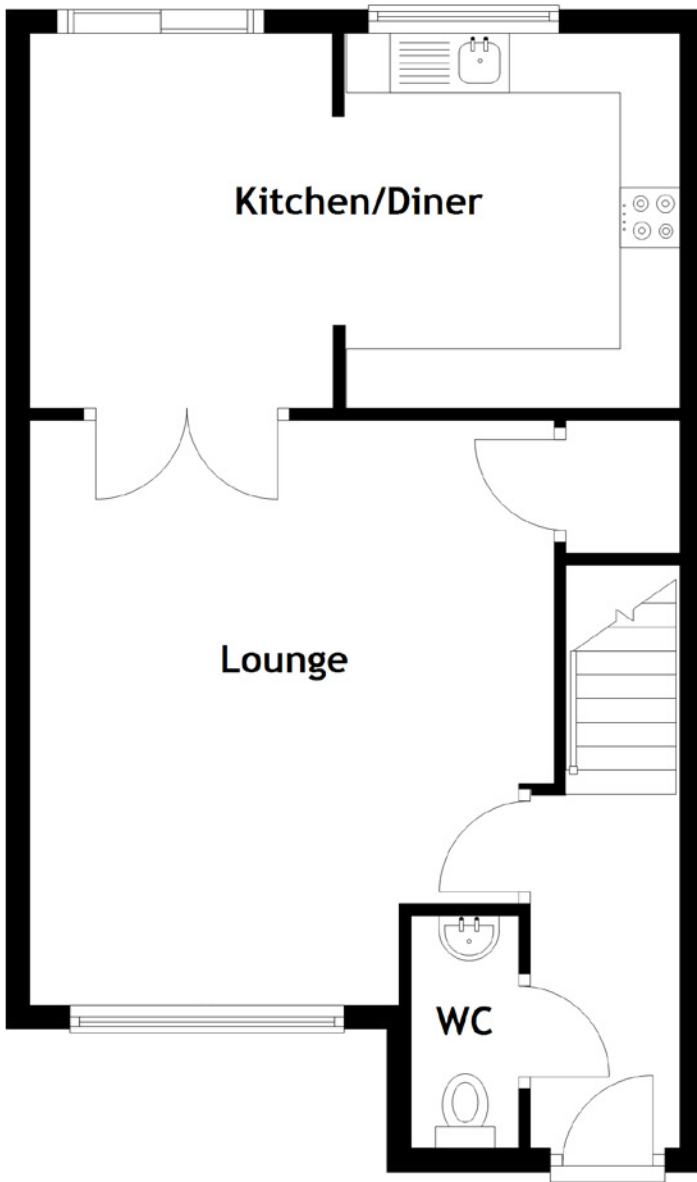




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.45m (17'11") x 3.15m (10'4")
Lounge	4.90m (16'1") x 4.40m (14'5")
WC	1.95m (6'5") x 0.90m (3')
Shower Room	2.10m (6'11") x 2.10m (6'11")
Bedroom 1	3.25m (10'8") x 3.25m (10'8")
Bedroom 2	4.15m (13'7") x 2.70m (8'10")
Bedroom 3	3.00m (9'10") x 2.66m (8'9")

Gross internal floor area (m²): 92m²

EPC Rating: C

Externally, to the front of the property is a double driveway with a fully enclosed garden to the rear. The rear garden is a real suntrap and many a summer's day will be spent in this zone enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for additional comfort.





This superb property is situated in a popular pocket of Darvel. 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.

The Location



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part
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Available



THE SUNDAY TIMES
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