

39A Anderson Drive

DARVEL, EAST AYRSHIRE, KA17 0DE



*BRIGHT AND SPACIOUS THREE
BEDROOM SEMI-DETACHED VILLA*



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We are delighted to bring to the market this striking three bedroom semi-detached property, in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels, providing light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification.





A welcoming hallway leads to all apartments on this level. The formal lounge is pleasantly located to the front of the property and is flooded with natural light, whilst also providing an interesting outlook. The feature fire gives the room a real cosy feel.





The kitchen/diner has been professionally fitted to include a modern range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances.



Journeying up to the first-floor level, you will discover three bright and airy bedrooms. All rooms have a range of furniture configurations and space for additional free-standing furniture if required. A stylish shower room completes the impressive accommodation internally.



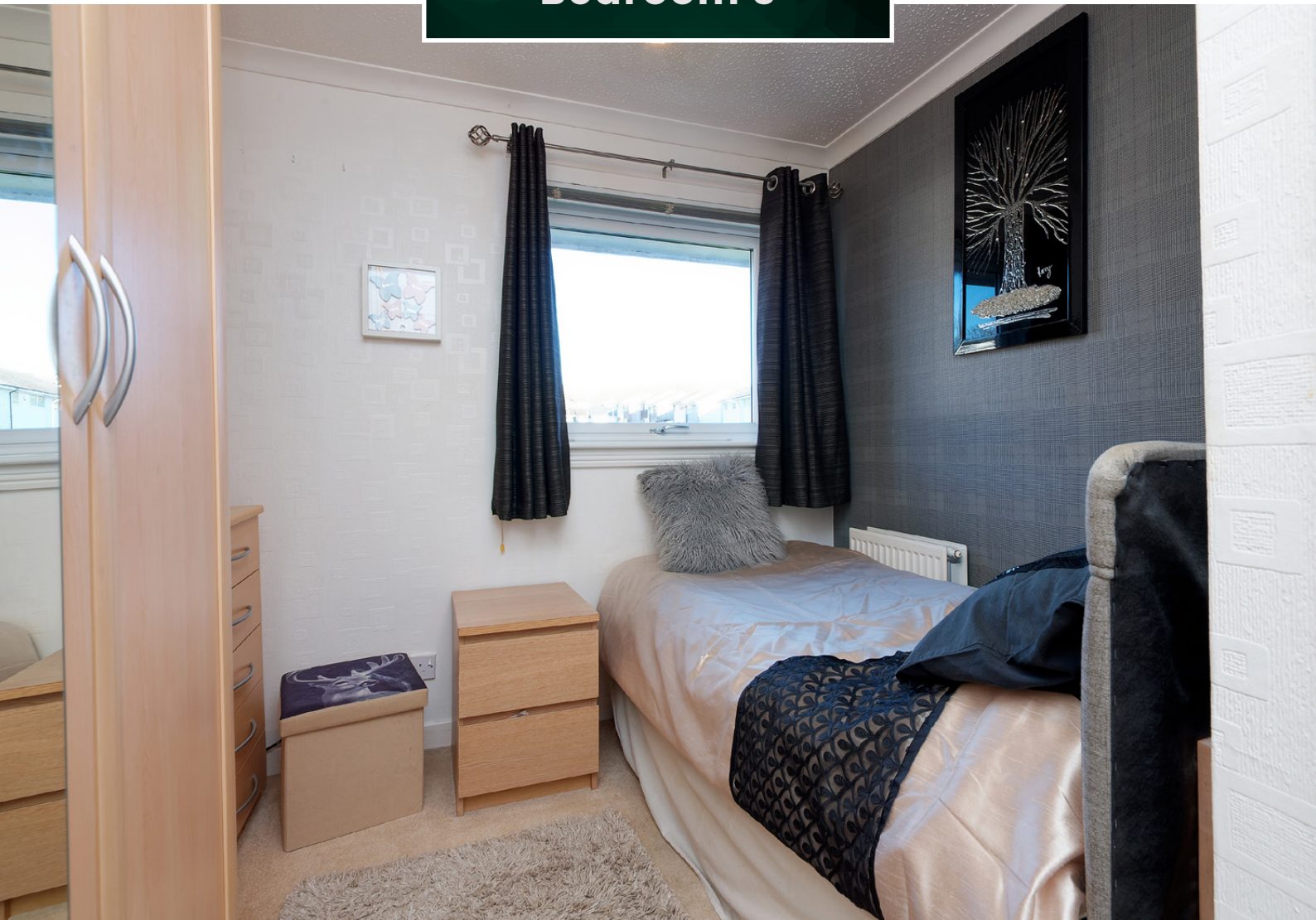


Bedroom 2

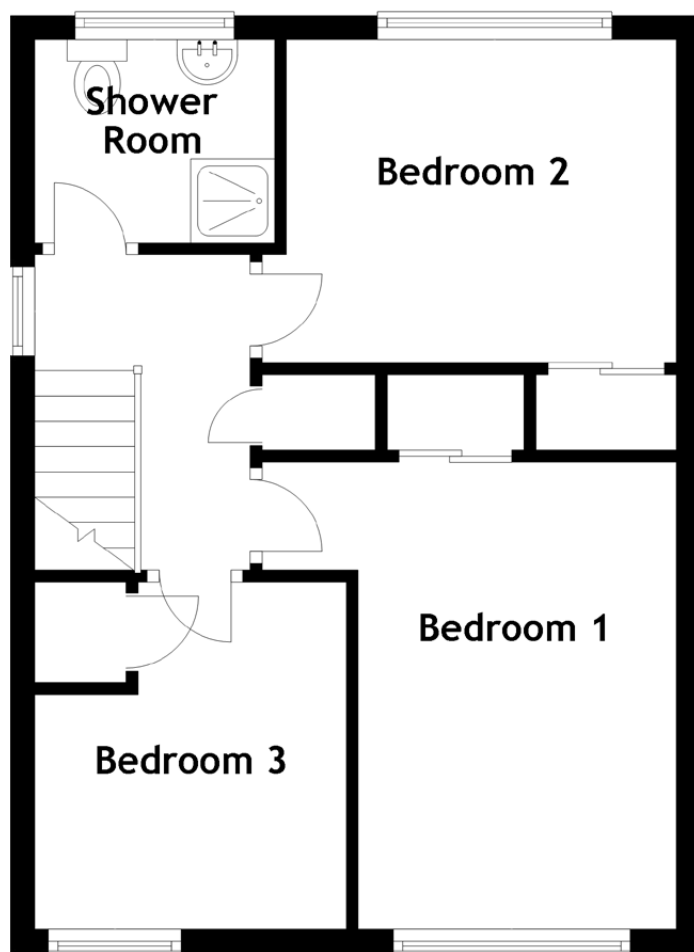
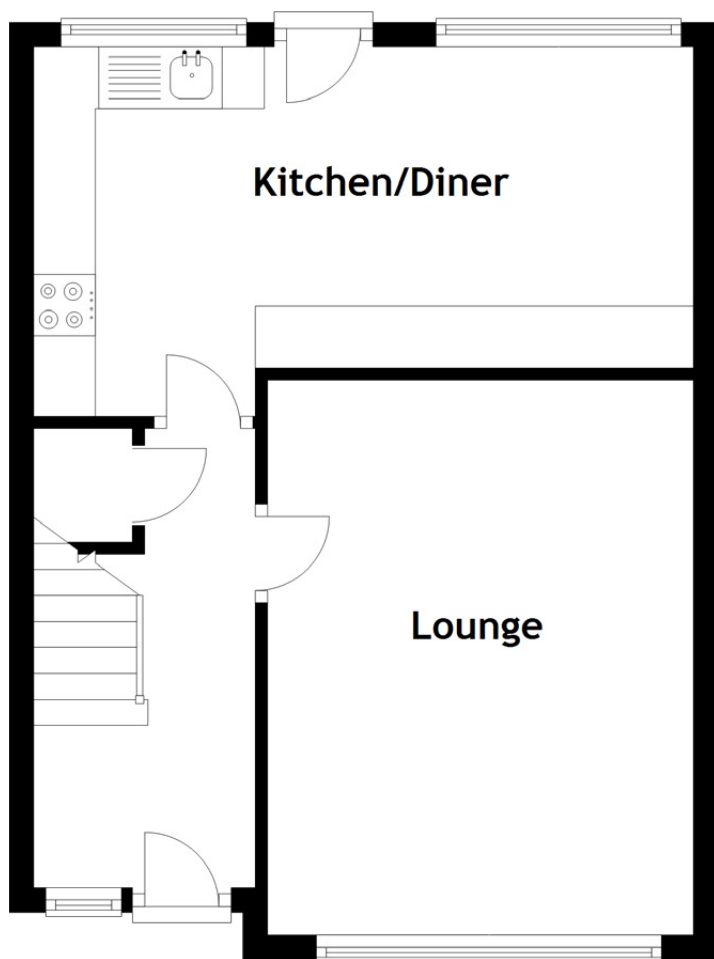




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.45m (11'4")
Kitchen/Diner	5.35m (17'7") x 3.00m (9'10")
Bedroom 1	3.90m (12'9") x 3.45m (11'4")
Bedroom 2	3.45m (11'4") x 2.70m (8'10")
Bedroom 3	2.90m (9'6") x 2.60m (8'6")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 77m²

EPC Rating: C

Externally the property has private front, side and rear garden grounds - which are a sheer delight, especially in summer months. There is also a summer house in the garden, which will be popular with all members of the family. Gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.









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

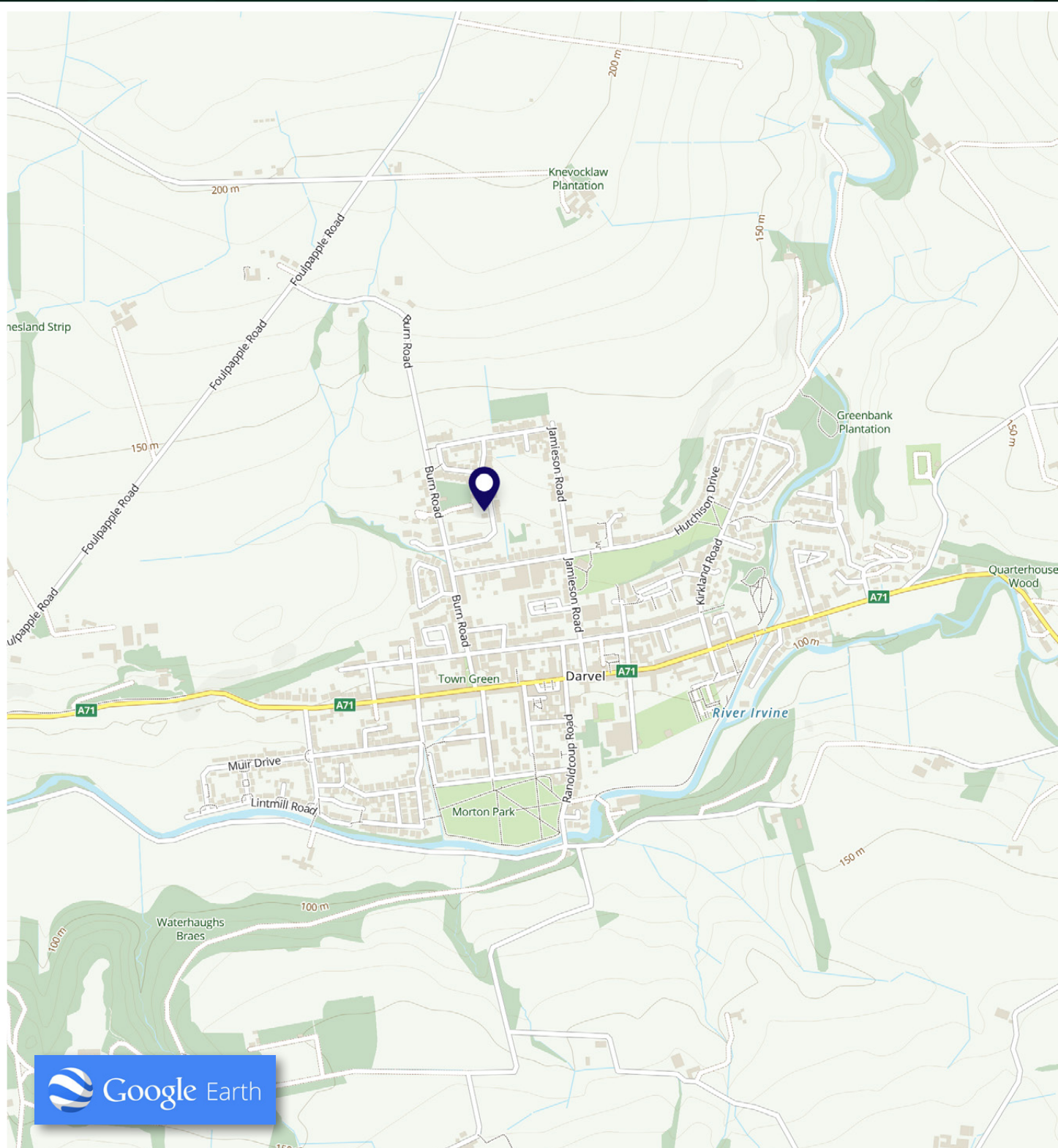


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