



 **2**
Bedrooms

 **1**
Bathroom



Spacious two-bedroom terraced villa in popular Darvel, Irvine Valley

Bright front-facing lounge

Open-plan kitchen and dining area with storage cupboard

French doors leading directly to the rear garden

Two generously sized bedrooms, both with built-in storage

Wide range of local amenities within walking distance

Property Matters Online are delighted to present to the market this spacious two-bedroom terraced villa, located in the popular town of Darvel within the picturesque Irvine Valley.

The accommodation is formed over two levels. On the lower level, you are welcomed by an entrance hallway which leads to a spacious front-facing lounge, ideal for family living and relaxation. To the rear, there is an open-plan kitchen and dining area complete with a storage cupboard and French doors opening directly onto the garden, creating a bright and sociable space perfect for both everyday use and entertaining.

Upstairs, the property offers two generously proportioned bedrooms, both benefiting from built-in storage. Completing the accommodation is a three-piece family bathroom comprising WC, wash hand basin and bath.

Location

Situated in an excellent location within the sought-after Ayrshire town of Darvel, the property lies just a short distance from the Main Street and the local primary school. Darvel provides a wide range of amenities including local shops for day-to-day needs, while more extensive shopping can be found in the nearby town of Kilmarnock. Supermarkets are also located within close proximity. Regular bus services connect Darvel to Kilmarnock, which in turn offers both rail and bus travel to destinations further afield. For the motorist, the property is well placed for commuting, with convenient road links to the M77 and easy access to the M74 via Strathaven.

Room Dimensions

- **Lounge:** 12 x 189" (3.66m x 5.72m)
- **Kitchen:** 79" x 96" (2.36m x 2.90m)
- **Bathroom:** 63" x 57" (1.90m x 1.70m)
- **Bedroom 1:** 137" x 94" (4.14m x 2.84m)
- **Bedroom 2:** 1110" x 96" (3.60m x 2.90m)

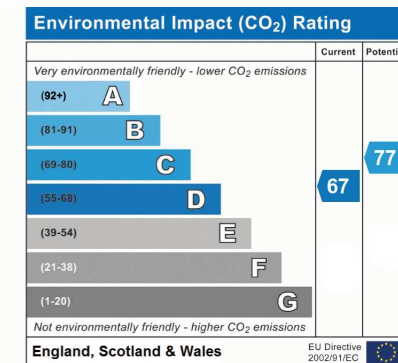
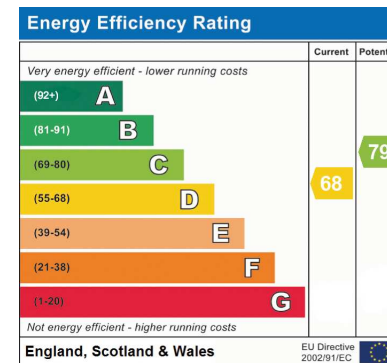
Viewings : by appointment only contact agent.

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OFFERS: - Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time



Address: Muir Drive, Darvel, KA17

