





## welcome to

# **Muir Drive, Darvel**

Family sized end terraced villa within a popular village location. Reception hall, lounge, kitchen, 3 good sized bedrooms and bathroom. GCH, double glazing, driveway for several cars, rear garden, garage, an excellent family home.

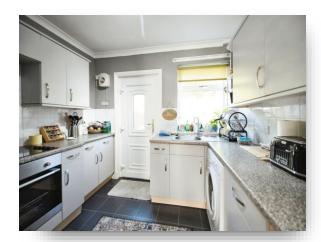


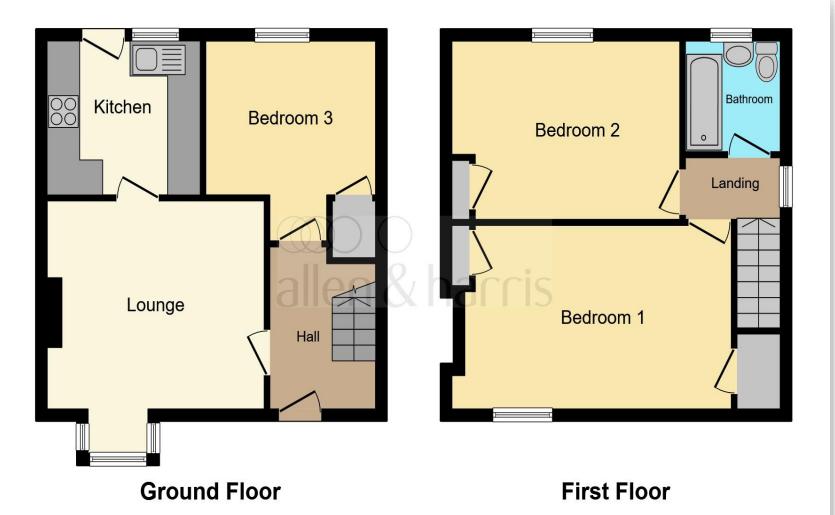












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### Lounge

15' 7" x 14' 6" ( 4.75m x 4.42m )

#### Kitchen

9' x 9' 5" ( 2.74m x 2.87m )

#### **Bedroom 1**

11' x 11' 3" ( 3.35m x 3.43m )

#### **Bedroom 2**

17' 8" x 11' 2" ( 5.38m x 3.40m )

#### **Bedroom 3**

14' 6" x 11' 5" ( 4.42m x 3.48m )

### welcome to

### **Muir Drive, Darvel**

- End Terraced Villa
- 3 Well Proportioned Bedrooms
- Driveway
- Rear Garden with Garage
- GCH DG

Tenure: Freehold EPC Rating: C

offers over

£85,000

Allen and Harris are delighted to offer to the market this well presented and spacious end terraced villa in the popular village of Darvel. The accommodation comprises reception hall, lounge, fitted kitchen and bedroom. The upper floor has two double size bedrooms and modern bathroom fitted with a white 3-piece bathroom suite.

The property is further enhanced by a sizeable driveway for two cars, spacious rear garden with garage and decking area which offers a private space for relaxation and outdoor activities.

Darvel has a selection of local amenities including shops, schools and transport services, bus services give regular links throughout the area and into Glasgow. Kilmarnock is approximately 9 miles away, providing additional amenities within the town and surrounding areas.

This is an excellent family home and early viewing is recommended!









Please note the marker reflects the postcode not the actual property

## view this property online allenandharris.co.uk/Property/KMK108408



Property Ref: KMK108408 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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