



7 Hillview Road, Darvel KA17 0DQ
Offers Over £199,000





Fabulous opportunity to purchase this very spacious extended detached bungalow enjoying a superb elevated setting with uninterrupted views of Ayrshire farmland.

This spacious family home is found within a quiet residential area of similar properties within the popular Ayrshire village of Darvel situated within the Irvine Valley approximately 15 minutes' drive from Kilmarnock Town Centre.

There are a variety of local shops within Darvel catering for all day-to-day requirements. More extensive shopping can be found within Kilmarnock which offers many retail outlets and a wide selection of bars, restaurants and cafes. 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.

This deceptively spacious family home has all on the level accommodation of bright reception hallway with access to both the generous lounge and large dining sized kitchen with an extensive range of floor standing and wall mounted units with a complimentary work surface area, space for a washing machine, fridge freezer and inset gas hob and electric oven below, there is a family room to the rear with a feature log burning stove and access via patio doors to the gardens to the side and rear, four good sized bedrooms and a family bathroom with a three piece suite. A long corridor to the rear of the lounge provides access to all apartments as well as good storage.

Features of this property include gas central heating with a recent condensing combination boiler, UPVC double glazing, driveway to the front providing off street parking and access to a single garage.

Internal viewing is essential to fully appreciate this spacious family home.

DIMENSIONS

Lounge	15'1" x 15'0"
Kitchen	19'7" x 10'3"
Family room	12'7" x 8'10"
Bedroom one	13'7" x 8'6"
Bedroom two	9'2" x 9'9"
Bedroom three	9'2" x 8'3"
Bedroom four	9'2" x 7'9"
Bathroom	8'6" x 6'5"

COUNCIL TAX

Band E

ENERGY RATING

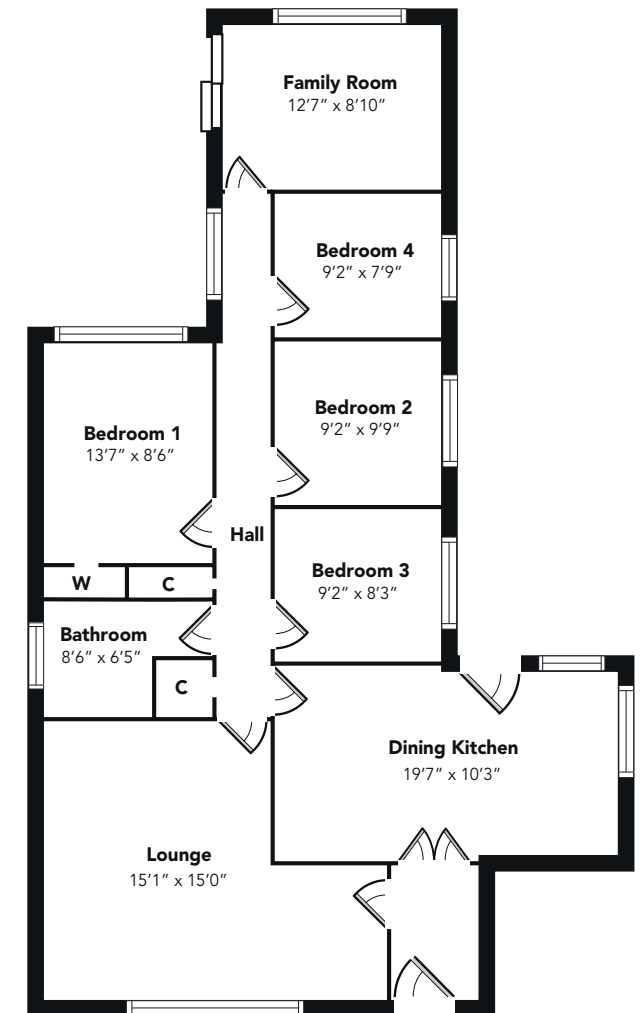
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FEATURES

- Super setting backing onto uninterrupted views
- Two public rooms.
- Log burning stove within rear family room
- Fabulous large dining kitchen
- Bright spacious accommodation
- Close to all amenities
- Four bedrooms
- Family Room
- Viewing essential

INCLUSIONS

- Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

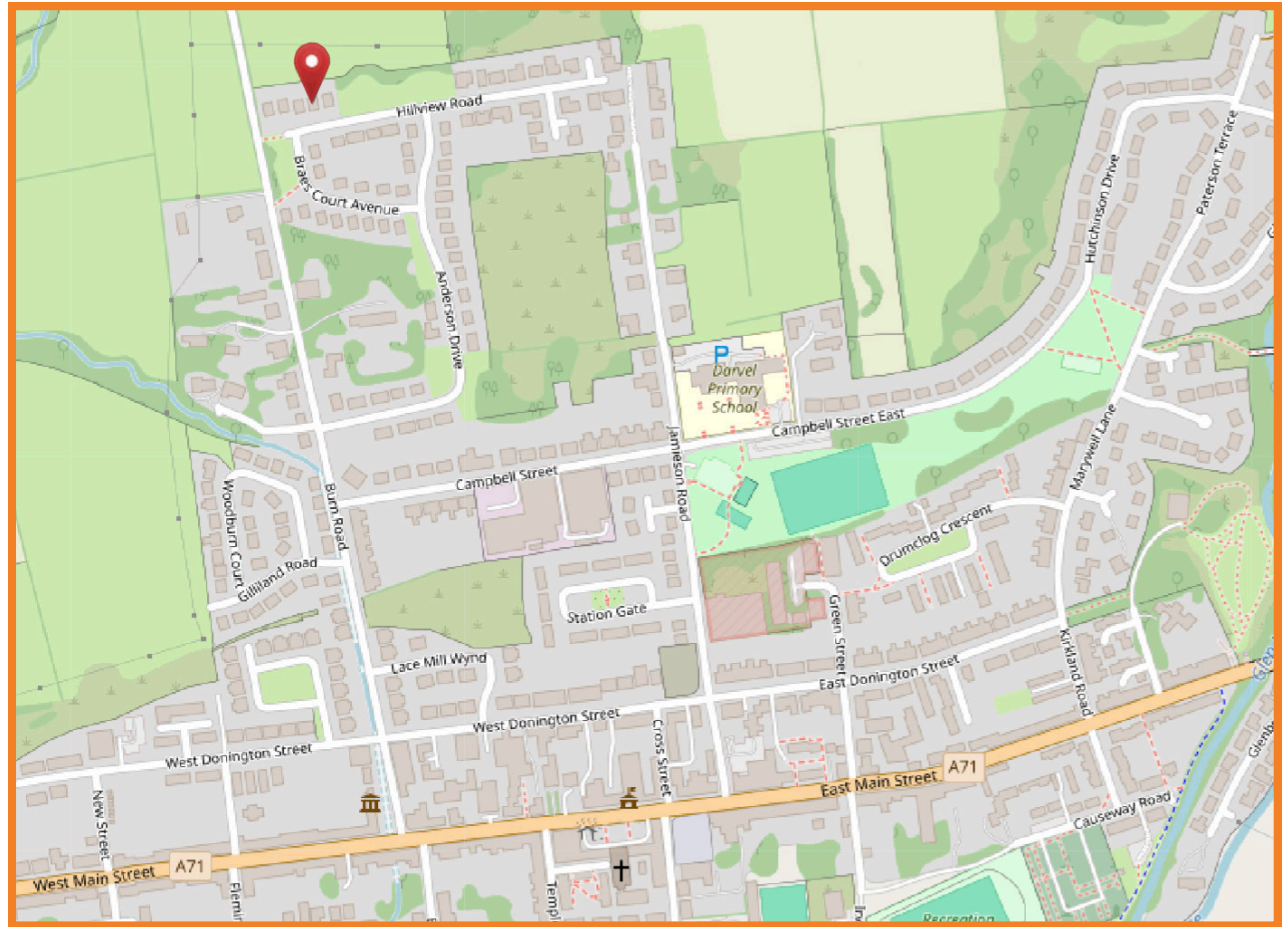
On entering the village of Darvel on the A71 from Newmills continue travelling on West Main Street taking the second turning on the left in to Burn Road, then continue turning third right into Anderson Drive, continue turning right into Hillview Road.

VIEWING

Strictly by appointment through Barnetts on 01563 522137

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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