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**Morton Park Drive, Darvel, Ayrshire, KA17 0FB**



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# Morton Park Drive, Darvel, Ayrshire, KA17 0FB

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

## DESCRIPTION

Your Move are proud to present to the market this ATTRACTIVE MODERN DETACHED BUNGALOW located within the POPULAR but PRIVATE LOCATION of Morton Park Drive, Darvel. The beautifully presented on the level accommodation comprises; welcoming reception hallway, bright neutral lounge, modern fitted kitchen, three double bedrooms and the attractive fitted family bathroom. The property further benefits from as system of gas central heating and double glazing. Twin driveway allows off street parking. Internal viewing is highly recommended.

## LOCATION

The village of Darvel lies at the head of the Irvine Valley near Loudoun Hill within East Ayrshire. It is situated on the main A71 route from Kilmarnock towards Edinburgh, also giving access after Stonehouse to the M74 going north to Glasgow/Edinburgh or south towards the Borders and England. Darvel is a charming village with many local amenities, excellent schooling at primary level, secondary schooling at nearby Loudoun Academy. Approximately four miles from the very popular Loudoun Castle Theme Park and Loudoun Golf Course and Club.

## RECEPTION HALL

Entered via attractive double glazed door, L shaped reception hallway allows access to all apartments, two storage facilities, carpeted flooring, wall mounted radiator, two ceiling mounted light fittings, hatch to attic, power.

## LOUNGE

**5.66m x 3.96m (18'7" x 13'0")**

Bright neutral lounge with open plan dining area, front facing feature bay window allows natural light in to the room, carpeted flooring, two wall mounted radiators, two ceiling mounted light fittings, power.

## KITCHEN

**3.78m x 2.59m (12'5" x 8'6")**

Fitted with a selection of modern floor standing and wall mounted units which allow ample storage, complimentary work surfaces and splash back tiling, integrated electric oven and hood, four ring gas hob, fridge, freezer, dishwasher, washer/dryer, inset stainless steel sink, rear facing double glazed window formation, double glazed door allows exit to the rear garden, vinyl flooring, wall mounted radiator, ceiling mounted light fitting, pelmet light fitting, power.

## BEDROOM 1

**3.02m x 2.97m (9'11" x 9'9")**

Master bedroom, rear facing double glazed window formation, mirrored storage facility, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

## BEDROOM 2

**3.05m x 2.79m (10'0" x 9'2")**

Generous double bedroom, front facing double glazed window formation, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

### **BEDROOM 3**

**2.87m x 2.67m (9'5" x 8'9")**

Well proportioned double bedroom, side facing double glazed window formation, mirrored storage facility, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

### **BATHROOM**

**2.31m x 1.75m (7'7" x 5'9")**

Partially tiled bathroom, fitted with modern white three piece suite which comprises; wc, wash hand basin, bath with mixer shower attached to taps, side facing opaque double glazed window formation allows privacy and natural light, vinyl flooring, wall mounted radiator, ceiling mounted spot light fittings.

### **FRONT GARDEN**

Laid to lawn, offset twin mono bloc driveway allows off street parking, chipped area, open path way leads to the property entrance, gate access to the rear garden.

### **REAR GARDEN**

Enclosed with fence perimeter, well tended garden laid to lawn, timber shed, external water tap.

### **DIRECTIONS**

On entering Darvel from Newmilns, travel along Darvel Road taking the first right into Dublin Road then left into West Edith Street. Continue to end of the road turning right into Morton Park Drive.

### **CLAUSES:**

### **MORTGAGE & FINANCIAL ADVICE:**

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### **ALL MEASUREMENTS:**

All Measurements are Approximate

### **LASER TAPE CLAUSE:**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### **OFFICE OPENING HOURS:**

Mon - 09:00 -  
17:30 Tue - 09:00 -  
17:30 Wed - 09:00  
- 19:00 Thu - 09:00  
- 17:30 Fri - 09:00 -  
17:30 Saturday -  
10:00 - 13:00

Sunday Closed

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