




McEwan Fraser Legal

Solicitors & Estate Agents

01292 430 555

16 Station Gate

DARVEL, EAST AYRSHIRE, KA17 0AT



DARVEL

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

Part Exchange available! McEwan Fraser is absolutely delighted to give a discerning purchaser the opportunity to acquire this fantastic three bedroom end-terraced house in true 'walk-in' condition. The property is located close to the centre of Darvel in small development which boasts an established community and no through traffic making it the perfect location to consider raising a family.





16 STATION GATE

Due to it's end terraced position the property is wider than average for this style of house and it is presented in immaculate internal condition with a neutral colour scheme throughout. The owner may consider selling some larger items of furniture if they would be of interest to a first time buyer. This is a great house which must be viewed to be fully appreciated.

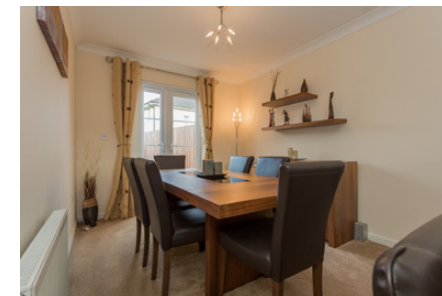
You enter the property through a wide welcoming hallway which boasts quality laminate flooring, downstairs WC and useful under stair storage. The phenomenal reception room is immediately to your right. This natural bright room enjoys a dual aspect front and rear meaning it enjoys superb levels of natural light while providing ample entertaining space. The room can easily accommodate two large sofas and a six or eight seat dining table alongside other items of free standing furniture. The ground floor is completed by a generous kitchen which is comprised of an ample range of base and wall mounted units providing ample prep and storage space for the aspiring chef! The kitchen comes complete with stainless steel extractor hood, gas hob and electric oven. Space has been provided for a free standing fridge freezer, dishwasher and washing

machine and these appliances will remain with the property.

The first floor landing provides access to three bedrooms, master bathroom and loft space for additional storage. The ample master bedroom overlooks the rear of the property and includes a large built-in wardrobe and en-suite shower room, complete with shower, toilet and wash hand basin. A further double bedroom to the front of the property also enjoys great floor space and a built-in wardrobe. The final bedroom is a generous single room which could house a double bed if required. Internal accommodation is completed by the master bathroom. Neutral, partially tiled and complete with three piece white suite and an external window for light and ventilation.

Externally, the property has a driveway and a front garden laid to lawn in keeping with the surrounding properties. The generous rear garden is low maintenance and includes a patio area.

Buyers should note that the property boasts gas central heating and double glazing throughout.



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Dining Area	3.60m (11'10") x 2.60m (8'6")
Kitchen	3.40m (11'2") x 3.00m (9'10")
WC	2.20m (7'3") x 0.90m (2'11")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
En-suite	1.80m (5'11") x 1.60m (5'3")
Bedroom 2	3.70m (12'2") x 3.20m (10'6")
Bedroom 3	3.60m (11'10") x 2.20m (7'3")
Bathroom	2.00m (6'5") x 1.90m (6'2")

Gross internal floor area (m²) - 95

EPC Rating - C

Extras
(Included in the sale)

All kitchen appliances, light fittings and fitted floor coverings will be included within the sale. Some larger items of furniture may be available by negotiation.

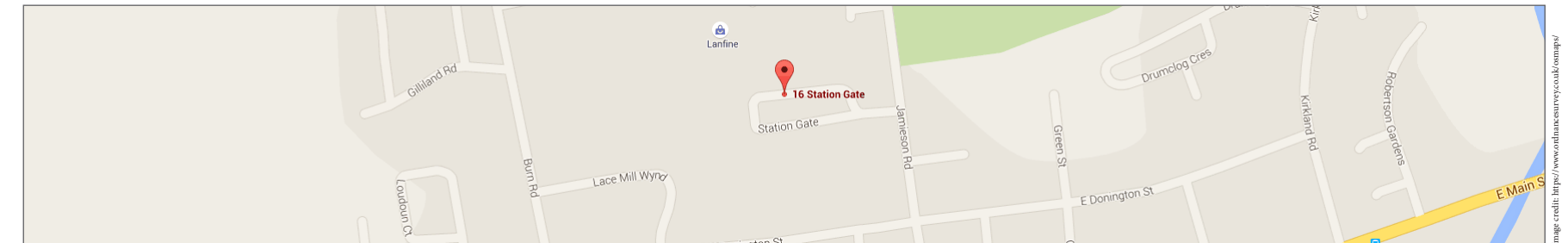
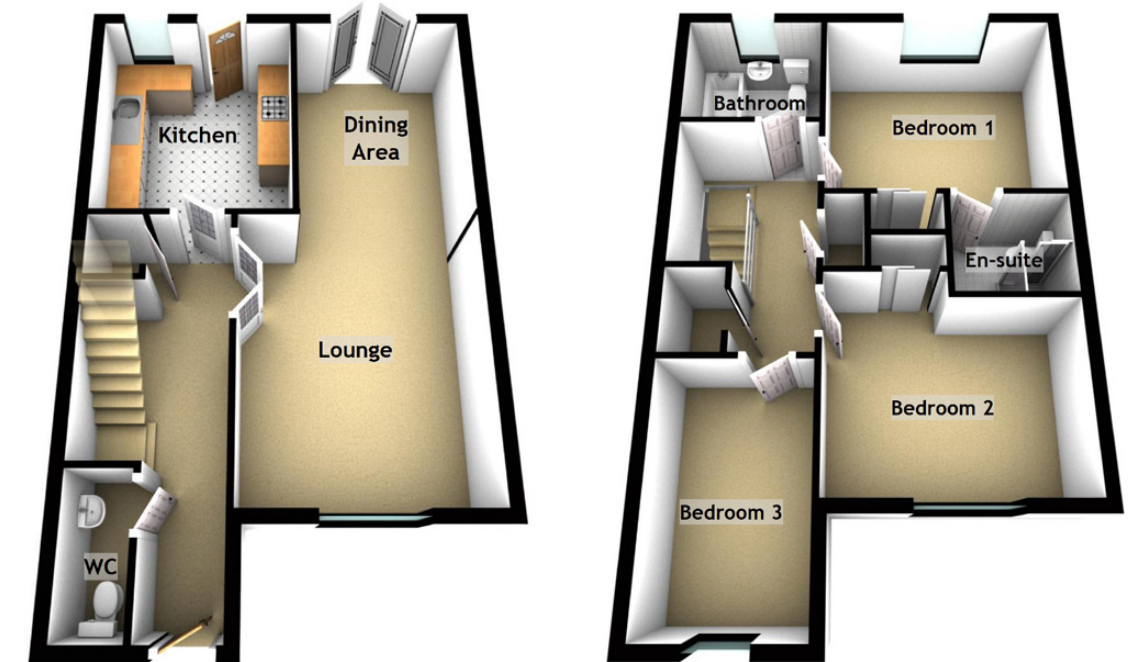


Image credit: <https://www.odhamsurvey.co.uk/omaps/>






McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

Tel. 01292 430 555 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk