



30 Henrietta Street  
Galston, KA4 8HQ  
P.O.A.

**GREIG**  
*Residential*



# Henrietta Street

Galston, KA4 8HQ

Perfectly positioned within the heart of Galston, this immaculate three bedroom semi detached villa is the epitome of modern family living. Boasting spacious accommodation over two levels complete with a contemporary open plan layout with modern decor and stylish fixtures and fittings throughout. Complimented by ample off street parking and spacious landscaped gardens whilst located with ease of access to local amenities, transport links and schooling, this ticks all the boxes and is sure to impress even the most discerning of buyers.





#### Hallway

2.90m x 2.33m (9' 6" x 7' 8") Access is given via an outer grey composite door to a welcoming entrance hallway boasting neutral contemporary decor, practical storage cupboard and laminate flooring. The hallway gives access to the lounge, wc/cloaks and a carpeted staircase leads to the upper level.

#### Lounge

4.70m x 3.70m (15' 5" x 12' 2") Generously proportioned main apartment offering a modern open plan layout to the dining room and kitchen, contemporary stylish decor with feature decorative wall panelling, plentiful space for free standing furniture, laminate flooring and a double glazed window to the front.

#### Kitchen/Dining Room

6.10m x 4.00m (20' 0" x 13' 1") Stylish open plan kitchen and dining room complete with grey shaker style wall and base units providing ample storage with contrasting oak work surface, integrated oven, induction hob and hood, integrated dish washer, washer dryer, plumbing and space for American fridge freezer, neutral decor, plentiful space for dining table and chairs, ceiling spotlights, laminate flooring, double glazed window to the rear and double patio doors to the rear garden.

#### WC/Cloaks

2.20m x 1.17m (7' 3" x 3' 10") Practical wc/cloaks comprising of a wash hand basin with vanity unit, wc, contemporary navy decor, understairs storage cupboard and laminate flooring.

#### Bedroom One

3.89m x 3.52m (12' 9" x 11' 7") The master bedroom is an impressive double offering soft pastel decor, fitted wardrobes providing ample storage, fitted carpet, double glazed window to the rear and access to en-suite facilities.

#### En-Suite

3.00m x 1.20m (9' 10" x 3' 11") Stylish en-suite complete with a wash hand basin and vanity unit, double shower cubicle, neutral decor, chrome heated towel rail, vinyl flooring and a double glazed opaque window to the side.

#### Bedroom Two

3.90m x 3.78m (12' 10" x 12' 5") Generous double bedroom with contemporary grey decor, fitted wardrobes, fitted carpet and a double glazed window to the front.

#### Bedroom Three

2.80m x 2.80m (9' 2" x 9' 2") Bedroom three is a spacious bedroom offering contemporary decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

#### Externally

Boasting spacious private gardens to the front and rear, the front garden has been fully mono blocked allowing for ample off street parking whilst the spacious rear garden has a well manicured lawn area and paved patio perfect for al fresco dining and entertaining.

#### Council Tax Band

Band D

#### Disclaimer

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