



20 Burnawn Place  
Galston, KA4 8JY  
Offers Over £59,995

**GREIG**  
*Residential*



# Burnawn Place

Galston, KA4 8JY

Proudly introducing to the market this charming one bedroom quarter villa positioned in an idyllic cul de sac within the sought after town of Galston offering convenient access to local amenities, transport links, and schools. This villa boasts neutral decor across two levels, complemented by generous private gardens and plentiful off-street parking, making it an attractive option for first-time buyers, those looking to downsize or investors.





### Porch/Hallway

1.05m x 0.95m (3' 5" x 3' 1") Practical entrance porch complete with neutral decor, tiled flooring and storage cupboard. Double glazed window to the side and door access into lounge.

### Lounge/Diner

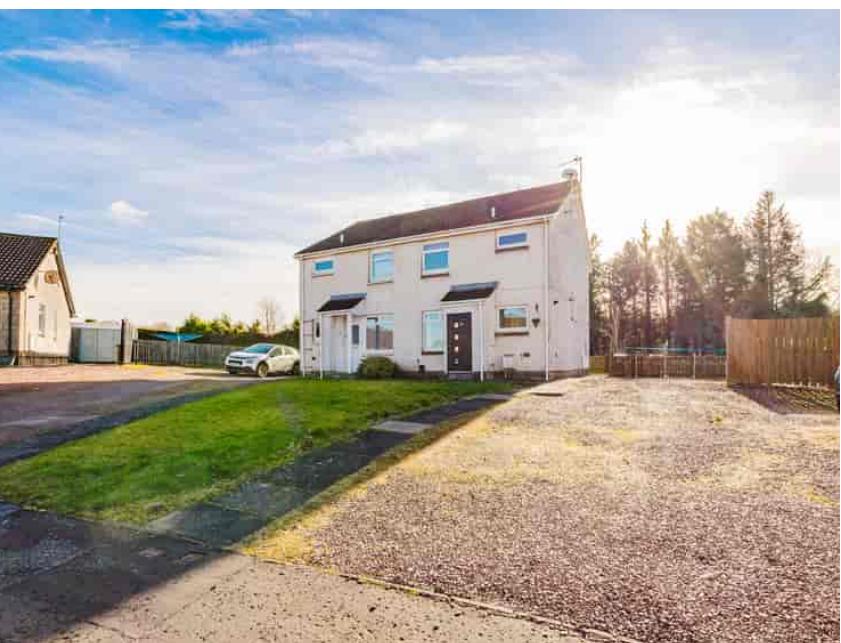
4.80m x 4.11m (15' 9" x 13' 6") The formal lounge is a generously proportioned main living apartment offering neutral decor with laminate flooring, double glazed window to the front and feature staircase leading to the upper level. Plentiful space for living and dining furniture, access into kitchen.

### Kitchen

1.87m x 1.77m (6' 2" x 5' 10") The fitted kitchen provides a range of wall and base storage units with complementary work surfaces, stainless steel sink and drainer, plumbing/space for appliances including cooker, washing machine and fridge/freezer. Soft decor, laminate tile flooring and double glazed window to the front.

### Bedroom

3.25m x 2.48m (10' 8" x 8' 2") Generous double bedroom with modern decor, laminate flooring, triple door fitted wardrobes providing ample storage cupboard and front facing double glazed window.



### Bathroom

2.23m x 1.77m (7' 4" x 5' 10") Completing the accommodation is the three piece bathroom suite comprising of a wash hand basin, wc and bath with overhead shower. Tiling to walls and floor, double glazed opaque window to the front.

### External

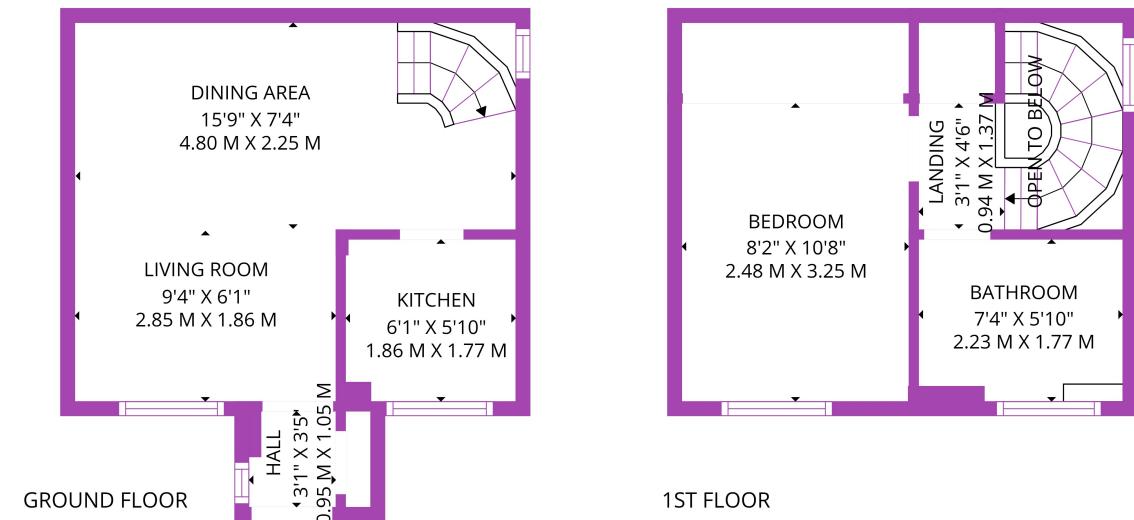
Positioned on a generous plot, this villa provides private gardens to the front laid with lawn, with a generous chipped driveway providing off street parking. Side gardens are easily maintained with a paved patio and chipped area.

### Council Tax

Band A

### Disclaimer

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**TOTAL: 438 sq. ft, 41 m<sup>2</sup>**  
 Ground floor: 227 sq. ft, 21 m<sup>2</sup>, 1st floor: 211 sq. ft, 20 m<sup>2</sup>  
 EXCLUDED AREAS: UNDEFINED: 3 sq. ft, 0 m<sup>2</sup>, OPEN TO BELOW: 3 sq. ft, 0 m<sup>2</sup>, WALLS: 56 sq. ft, 6 m<sup>2</sup>  
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