



27 Barrmill Road  
Galston, KA4 8HH  
P.O.A.

**GREIG**  
*Residential*



# Barrmill Road

Galston, KA4 8HH

Perfectly positioned within the heart of Galston, this immaculate three bedroom semi detached villa is the epitome of modern family home. Boasting spacious accommodation over two levels with a contemporary open plan layout, this superb villa has been beautifully presented with stylish decor and modern fixtures and fittings throughout. Further benefiting from private landscaped gardens and ample off street parking, this ticks every box and is sure to impress even the most discerning of buyers.







### Hallway

2.35m x 2.69m (7' 9" x 8' 10") Access is given via an outer composite door to a welcoming entrance hallway offering crisp white 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.

### WC/Cloaks

1.20m x 2.29m (3' 11" x 7' 6") Conveniently located on the lower level, the practical wc/cloaks comprises of a wash hand basin and vanity unit, wc, neutral decor, storage cupboard and laminate flooring.

### Lounge

3.63m x 4.86m (11' 11" x 15' 11") Generously proportioned main apartment offering a modern partial open plan layout to the kitchen/dining room, crisp white decor, laminate flooring and a double glazed window to the front.

### Kitchen/Dining Room

6.09m x 4.06m (20' 0" x 13' 4") Stylish fully fitted kitchen complete with duck egg blue shaker style wall and base units providing ample storage with complimentary work surface, integrated oven, microwave, induction hob and hood, integrated fridge freezer, dish washer and washing machine, grey composite sink and drainer, neutral decor, plentiful space for dining table and chairs, ceiling spotlights, laminate flooring, double glazed window to the rear and double glazed patio doors overlooking and providing access to the rear gardens.

### Bedroom One

3.90m x 3.63m (12' 10" x 11' 11") The master bedroom is a generous double boasting contemporary decor, fitted wardrobes, fitted carpet, double glazed window to the rear and access to en-suite facilities.

### En-Suite

3.04m x 1.17m (10' 0" x 3' 10") Modern en-suite comprising of a wash hand basin and vanity unit, wc, shower cubicle with mains shower, neutral decor, tiling around shower, heated towel rail, vinyl flooring and a double glazed opaque window to the side.



### Bedroom Two

3.90m x 4.02m (12' 10" x 13' 2") Spacious double bedroom with neutral decor, fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the front.

### Bedroom Three

2.74m x 2.79m (9' 0" x 9' 2") A spacious third bedroom offering soft decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

### Bathroom

2.09m x 2.54m (6' 10" x 8' 4") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead mains shower, tiling to walls around bath, chrome heated towel rail, vinyl flooring and a double glazed opaque window to the side.

### Externally

Set a substantial plot boasting spacious landscaped gardens to the front and rear, the front garden is laid to mono block allowing for ample off street parking whilst the fully enclosed rear garden offers a spacious well manicured lawn area and an elevated patio perfect for al fresco dining and entertaining.

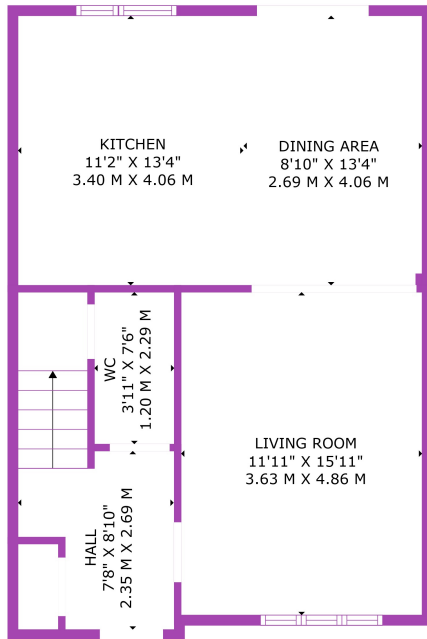
### Council Tax Band

Band D

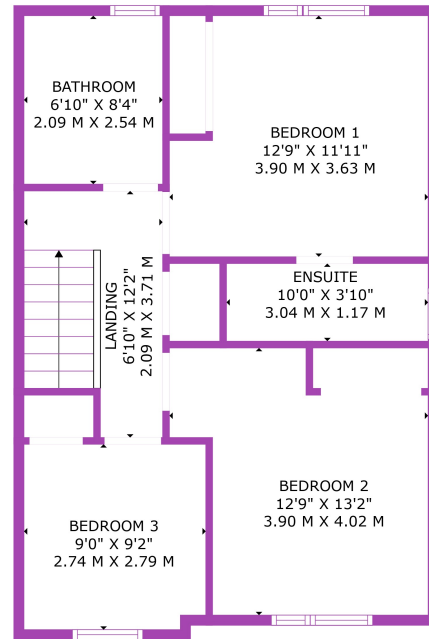
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FLOOR 1



FLOOR 2

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**TOTAL: 1194 sq. ft, 111 m<sup>2</sup>**  
BELOW GROUND: 597 sq. ft, 55 m<sup>2</sup>, FLOOR 2: 597 sq. ft, 56 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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