



12 Glebe Road
Galston, KA4 8DT
P.O.A.

GREIG
Residential



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Formerly a charming old school house, this traditional red sandstone detached villa now provides versatile accommodation arranged over two levels with eight spacious apartments offering a wealth of possibilities for flexible living . Spanning over an impressive 219 square meters, this truly one of a kind villa is brimming with character and potential, showcasing a wealth of original features throughout. Sitting proudly within a generous plot, enhanced by spacious front and rear gardens and located within the heart of Galston providing access to all local amenities and schooling, it combines history, space and convenience making it the ideal family home that is sure to impress even the most discerning of buyers.





Porch

1.72m x 0.96m (5' 8" x 3' 2")
Access is given via traditional storm doors to a welcoming entrance porch offering original tiled flooring and a wooden and glazed door leading to the hallway.

Hallway

1.82m x 3.64m (6' 0" x 11' 11") The grand hallway boasts soft decor, traditional high ceiling with decorative cornicing, intricate architrave, practical storage cupboard, large skirting boards and fitted carpet. The hallway gives access to the lounge, family room, dining/sitting room, kitchen, bedroom five and a carpeted staircase leads to the upper level.



Formal Lounge

4.96m x 5.70m (16' 3" x 18' 8")
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Generously proportioned main apartment offering neutral decor, plentiful space for free standing furniture, feature fireplace, traditional high ceiling with decorative cornicing, practical storage cupboard, deep skirtings, fitted carpet, a double glazed window to the side and a large double glazed bay window to the front.

Kitchen

3.16m x 5.01m (10' 4" x 16' 5")
Fully fitted kitchen complete with ample wall and base storage units with complimentary work surface, integrated oven, electric hob, stainless steel sink and



drainer, plumbing and space for fridge freezer and washing machine, stylish decor, breakfast bar seating area, laminate flooring, double glazed window to the front and side.

Family Room

4.33m x 4.94m (14' 2" x 16' 2") A spacious second family apartment that could be flexibly utilised boasting neutral decor, feature fire place, traditional high ceiling with intricate ceiling cornicing, practical storage cupboard, deep skirtings, fitted carpet and three large double glazed windows to the front.

Dining/Sitting Room

4.58m x 4.62m (15' 0" x 15' 2") A superb sized dining room featuring neutral decor,

traditional high ceiling, fireplace, fitted carpet, double glazed window and a door leading to the kitchen.

Bedroom Five

4.01m x 4.20m (13' 2" x 13' 9") Located on the lower level, this spacious apartment could be flexibly utilised offering neutral decor, traditional high ceiling, practical storage cupboard, ceiling cornicing, fitted carpet and a double glazed window to the rear.

Wc

1.35m x 0.95m (4' 5" x 3' 1") Practical wc comprising of a wash hand basin, wc, wet wall finish, vinyl flooring and a double glazed window to the side.





Bedroom One

4.26m x 4.87m (14' 0" x 16' 0") The master bedroom is an impressive front facing double with a large double glazed window to the front. Requires redecoration and floor covering.

Bedroom Two

4.09m x 4.88m (13' 5" x 16' 0") Spacious double bedroom with a double glazed window to the front. Requires redecoration and floor covering.

Bedroom Three

4.64m x 4.20m (15' 3" x 13' 9") Bedroom three is spacious double offering ceiling cornicing and a double glazed window to the side and rear. Requires redecoration and floor covering.



Bedroom Four

4.09m x 4.20m (13' 5" x 13' 9") Bedroom four is a generous double boasting a practical storage cupboard, ceiling cornicing, fitted carpet and a double glazed window to the rear.

Bathroom

2.44m x 2.36m (8' 0" x 7' 9") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, soft finishing with tiling around bath, laminate flooring and a double glazed window to the front.

Externally

Boasting a beautifully presented wrap around plot offering



extensive private gardens complete with wall manicured lawn areas, mature bedding and paved patio perfect for al fresco dining and entertaining.

Council Tax Band

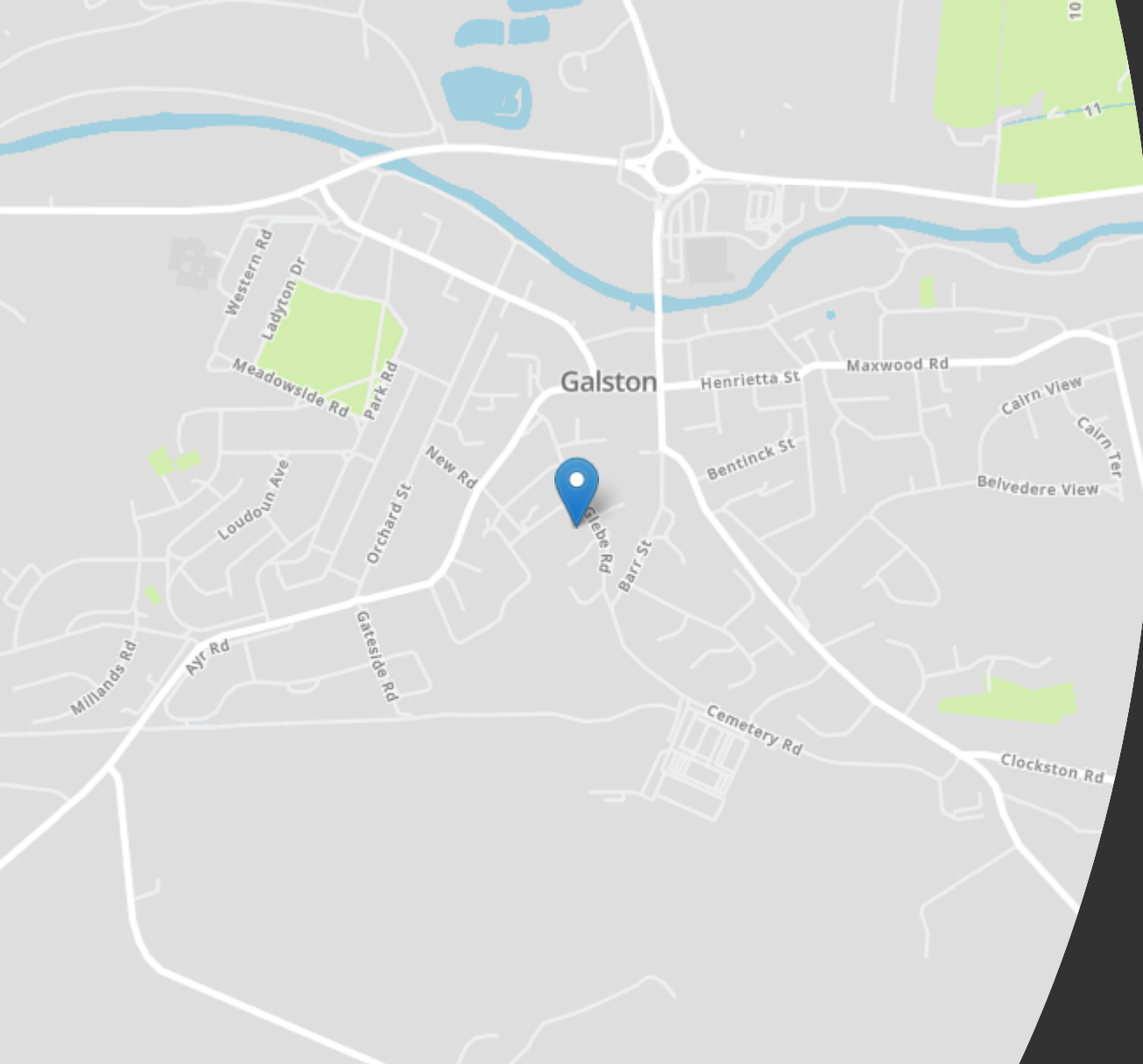
Band E

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Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk