



45 Loudoun Avenue  
Galston, KA4 8DD  
P.O.A.

**GREIG**  
*Residential*



# Loudoun Avenue

Galston, KA4 8DD

Greig Residential are delighted to present to the market this spacious three bedroom ground floor flat, located within a popular residential area of Galston offering ease of access to local amenities, schooling and transport links. Boasting all on the level accommodation complete with neutral decor and oak finishings throughout. Complemented by large private gardens and off street parking, this is the ideal first time buy, downsize or investment and is sure to impress all who view.





### Hallway

4.41m x 3.30m (14' 6" x 10' 10") Access is given via an outer UPVC double glazed door to a welcoming 'L' shaped hallway boasting, neutral decor, a practical storage cupboard, oak skirtings and a fitted carpet. Contemporary oak doors give access to lounge, three bedrooms and wet room.

### Lounge

5.34m x 3.75m (17' 6" x 12' 4") Generously proportioned main apartment offering neutral decor, plentiful space for free standing furniture, ceiling coving, oak skirtings, fitted carpet and a double glazed window to the front.

### Kitchen

3.65m x 2.79m (12' 0" x 9' 2") Fully fitted kitchen complete with ample wall and base storage units with complementary work surface, integrated oven, electric ceramic hob, plumbing and space for an under counter fridge, washing machine, stainless steel sink and drainer, neutral decor, tiled splashback, large shelved storage cupboard housing a freezer, laminate flooring, a double glazed window to the rear and a door leading to the rear garden.

### Bedroom One

4.86m x 3.03m (15' 11" x 9' 11") The master bedroom is a spacious double boasting neutral decor, ceiling coving, large storage cupboard, fitted carpet and a double glazed window to the side.

### Bedroom Two

3.68m x 3.41m (12' 1" x 11' 2") A spacious double bedroom with neutral decor, ceiling coving, fitted carpet and a double glazed window to the front.

### Bedroom Three

3.66m x 2.82m (12' 0" x 9' 3") Bedroom three is a good sized double offering neutral decor, fitted wardrobes and storage cupboard, fitted carpet and a double glazed window to the rear.

### Wet Room

2.42m x 1.91m (7' 11" x 6' 3") Completing the accommodation is the wet room comprising of a wash hand basin, wc, shower with wet wall finish, neutral decor, decorative pvc panelling, wet room flooring and a double glazed opaque window to the rear.

### External

This property boasts extensive private gardens to the front and rear, the front garden is fully laid to chip allowing for ample off street parking whilst the rear garden has a large well manicured lawn with a paved pathway and patio perfect for al fresco dining and entertaining.

### Council Tax Band

Band A

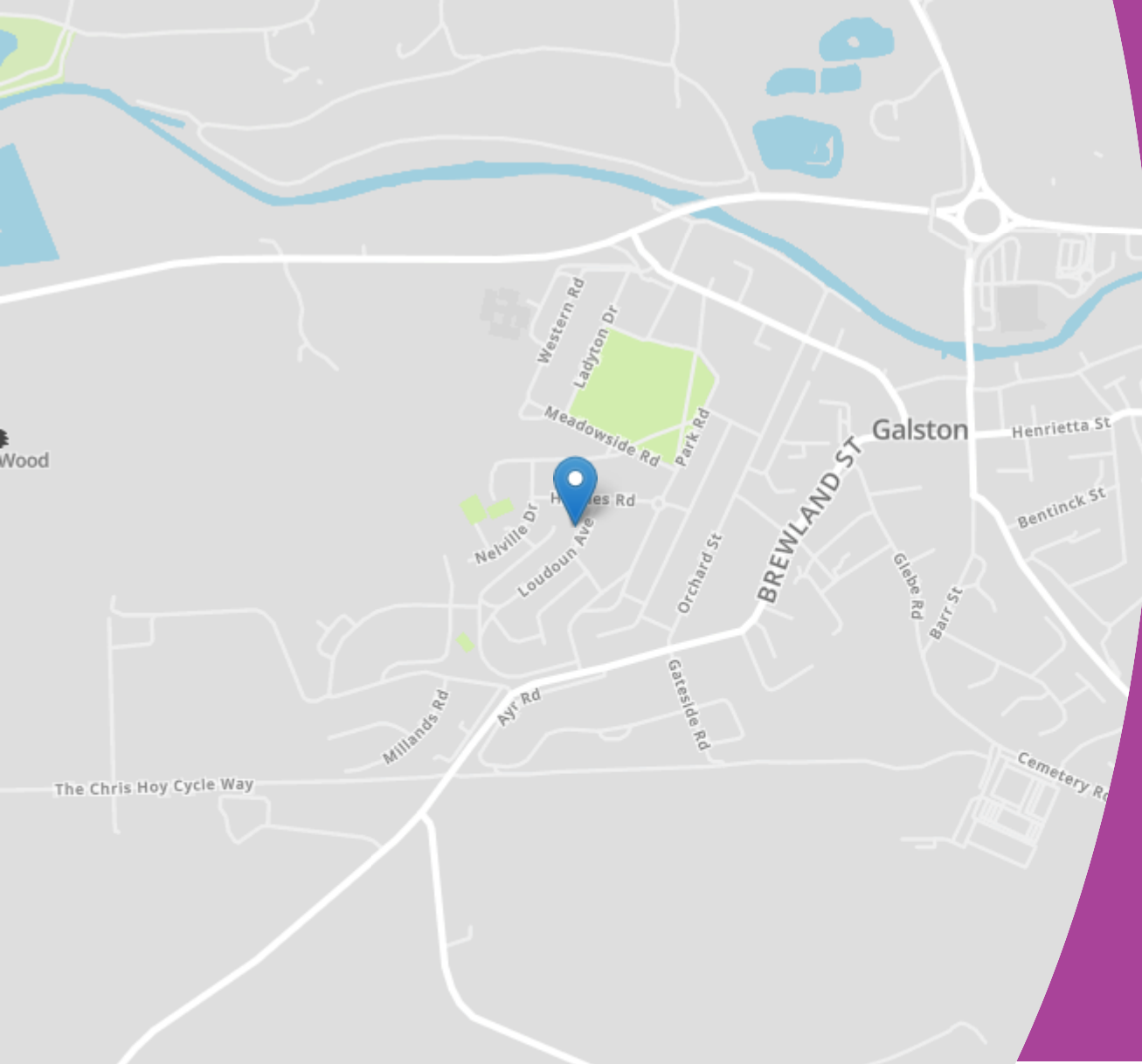
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