



2 Kyle Court
Galston, KA4 8HJ
P.O.A.

GREIG
Residential



Kyle Court

Galston, KA4 8HJ

Perfectly situated within a charming exclusive development on the periphery of Galston, this rarely available modern three bedroom detached bungalow combines stylish living with a truly enviable location. Enjoying an expansive all on the level floor plan featuring a bright conservatory, contemporary decor and high quality fixtures and fittings throughout. Occupying a generous plot, the property is enhanced by beautifully landscaped gardens, excellent off-street parking, and wonderful views across the picturesque Ayrshire countryside. Despite its peaceful setting, it remains just a short distance from local shops, schools, and amenities, offering the perfect balance of rural tranquillity and everyday convenience.

This is the ideal family home or downsize and is sure to impress even the most discerning of buyers.





Porch

1.66m x 1.41m (5' 5" x 4' 8") Access is given via an outer composite door to a welcoming entrance porch offering neutral decor, mosaic style tiled flooring, ceiling coving and a wood and glazed security door leading to the hallway.

Hallway

1.66m x 7.71m (5' 5" x 25' 4") Spacious hallway boasting contemporary neutral decor, ceiling coving, spotlights, practical storage cupboard and traditional style tartan carpet. Oak veneer doors give access to most apartments.

Lounge

4.69m x 4.54m (15' 5" x 14' 11") Generously proportioned main apartment offering neutral decor, feature living flame electric fire within a decorative surround, ceiling coving, fitted carpet and double glazed patio doors leading to the conservatory.

Conservatory

4.15m x 3.46m (13' 7" x 11' 4") Superb conservatory providing neutral decor with dwarf walls, fully double glazed to all aspects offering open garden views, two contemporary wall hung radiators, lvt oak style flooring and double glazed French doors.

Kitchen

3.49m x 6.07m (11' 5" x 19' 11") Fully fitted kitchen complete with stylish grey gloss storage units complimented by quartz style work surface, integrated double oven, induction hob, plumbing and space for American style fridge freezer, ceramic sink and drainer with mixer taps, plentiful space for dining table and chairs, neutral decor, LED lighting, ceiling spotlights and coving, vinyl flooring, two double glazed windows to the side and double glazed French doors leading to the rear.

Utility

3.49m x 1.98m (11' 5" x 6' 6") Practical spacious utility room comprising of additional wall and base storage units, plumbing and space for washing machine and tumble drier, sink and drainer, storage cupboard, neutral decor and vinyl flooring.

Bedroom One

3.49m x 3.99m (11' 5" x 13' 1") The master bedroom is a generous double boasting neutral decor, ceiling coving, practical storage cupboard with hanging rail, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-suite

2.80m x 2.02m (9' 2" x 6' 8") Stylish en-suite comprising of a wash hand basin and wc, walk in shower cubicle with electric shower, crisp white decor, ceiling spotlights, vinyl flooring and a double glazed opaque window to the side.

Bedroom Two

2.93m x 3.96m (9' 7" x 13' 0") A spacious double bedroom offering neutral decor, ceiling coving, fitted carpet and a double glazed window to the front.

Bedroom Three

2.93m x 3.54m (9' 7" x 11' 7") Bedroom three is a good sized double boasting neutral decor, ceiling coving, fitted carpet and a double glazed window to the side.

Shower Room

2.93m x 2.02m (9' 7" x 6' 8") Completing the accommodation is the family shower room comprising of wash hand basin with vanity drawers and wc set, large walk in shower cubicle with waterfall mains shower, wet wall finish to walls, heated towel rail, ceiling spotlights, tiled flooring and a double glazed opaque window to the side.

Externally

This property is set on a substantial plot with stunning landscaped gardens, boasting a well manicured lawn with mature shrubbery and a sweeping tarmac driveway allowing for ample off street parking. The rear garden is fully enclosed and complete with a large spacious lawn, mature shrubbery with idyllic pond and accompanying quaint bridge and a modern paved patio perfect for al fresco dining and relaxing.

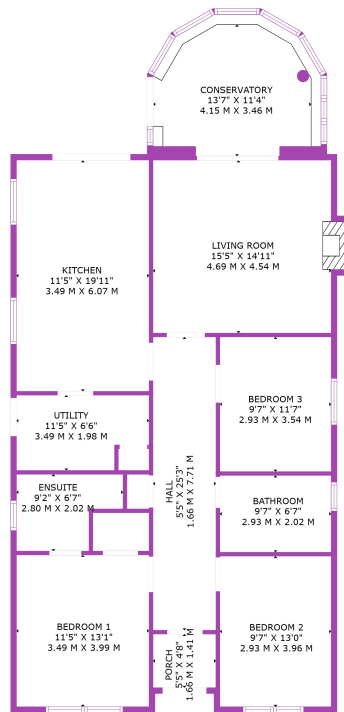
Council Tax Band

Band E

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TOTAL: 1337 sq. ft, 124 m2

FLOOR 1: 1337 sq. ft, 124 m2

EXCLUDED AREAS: PORCH: 25 sq. ft, 2 m2, UTILITY: 68 sq. ft, 6 m2, FIREPLACE: 7 sq. ft, 1 m2
WALLS: 89 sq. ft, 10 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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