



15 Duke Street
Galston, KA4 8JD
P.O.A.

GREIG
Residential



Duke Street

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Perfectly positioned within a popular residential area of Galston, 'Aintree' is a superb three bedroom detached bungalow that ticks all the boxes for all on the level modern living. Offering spacious contemporary accommodation throughout, this superb family home is complimented by neutral decor with solid wood finishes and full length windows to the rear providing garden outlooks. Situated on a generous plot providing spacious landscaped gardens, a fantastic summer house complete with log burner and window hatch and ample off street parking. Located within ease of access to local amenities, schooling and transport links this is the ideal family home or downsize and is sure to impress even the most discerning of buyers.





Porch

2.12m x 0.91m (6' 11" x 3' 0") Access is given via an outer white UPVC door to a welcoming entrance porch offering neutral decor, a fitted matt and door access to the hallway.

Hallway

7.70m x 2.13m (25' 3" x 7' 0") Impressive sized hallway boasting neutral decor, practical storage cupboard and fitted carpet. Access is given to the lounge, kitchen, two bedrooms, dressing room and bathroom.

Lounge

5.96m x 4.65m (19' 7" x 15' 3") Generously proportioned main apartment offering neutral decor with a feature log burning stove inset in a decorative surround with solid wood lintel, plentiful space for free standing furniture, hardwood flooring, two full length double glazed windows to the rear and double glazed patio doors leading to the rear garden.

Kitchen

5.06m x 2.95m (16' 7" x 9' 8") Fully fitted kitchen complete with stylish wall and base units providing ample storage with complimentary work surface, integrated oven, gas hob and hood, integrated microwave, plumbing and space for fridge freezer, washing machine and tumble drier, stainless steel sink and drainer, neutral decor, glass splash back, laminate flooring and a two double glazed windows to the front.

Bedroom One

4.70m x 3.50m (15' 5" x 11' 6") The master bedroom is a generous double offering neutral decor, exposed stone feature wall, laminate flooring, a large double glazed window to the side and rear and double sliding patio doors to the rear gardens. Access to large dressing room/study.

Dressing Room/Study

3.66m x 2.80m (12' 0" x 9' 2") Partially open plan to the master bedroom the practical dressing offering plentiful storage, neutral decor, fitted decor and a double glazed window to the side.

Bedroom Two

4.10m x 2.80m (13' 5" x 9' 2") Spacious double bedroom with neutral decor, archway leading to the walk in wardrobe, fitted carpet and a double glazed window to the front. Access to large

walk in wardrobe.

Walk in Wardrobe

1.85m x 1.35m (6' 1" x 4' 5") Practical walk in wardrobe boasting plentiful rail and shelved storage and fitted carpet.

Bedroom Three

2.99m x 2.70m (9' 10" x 8' 10") Bedroom three offers fresh white decor, laminate flooring and a double glazed window to the front.

Bathroom

2.82m x 1.70m (9' 3" x 5' 7") Completing the accommodation is the family bathroom comprising of wash hand basin, wc, bath, corner shower cubicle, ceiling spotlights, tiling to walls and flooring.

Externally

This property boasts generous private gardens, the front garden has been designed with ease of maintenance in mind being laid to chip with a tarmac driveway to the side allowing for ample off street parking. Access is given to the spacious rear garden complete with an area laid to lawn, a decked patio and paved patio with a superb summer house perfect for al fresco dining and entertaining.

Summer House

3.80m x 2.60m (12' 6" x 8' 6") Superb summer/garden house complete with plentiful space for entertaining, a log burning fire and a fantastic hatched video overlooking the garden.

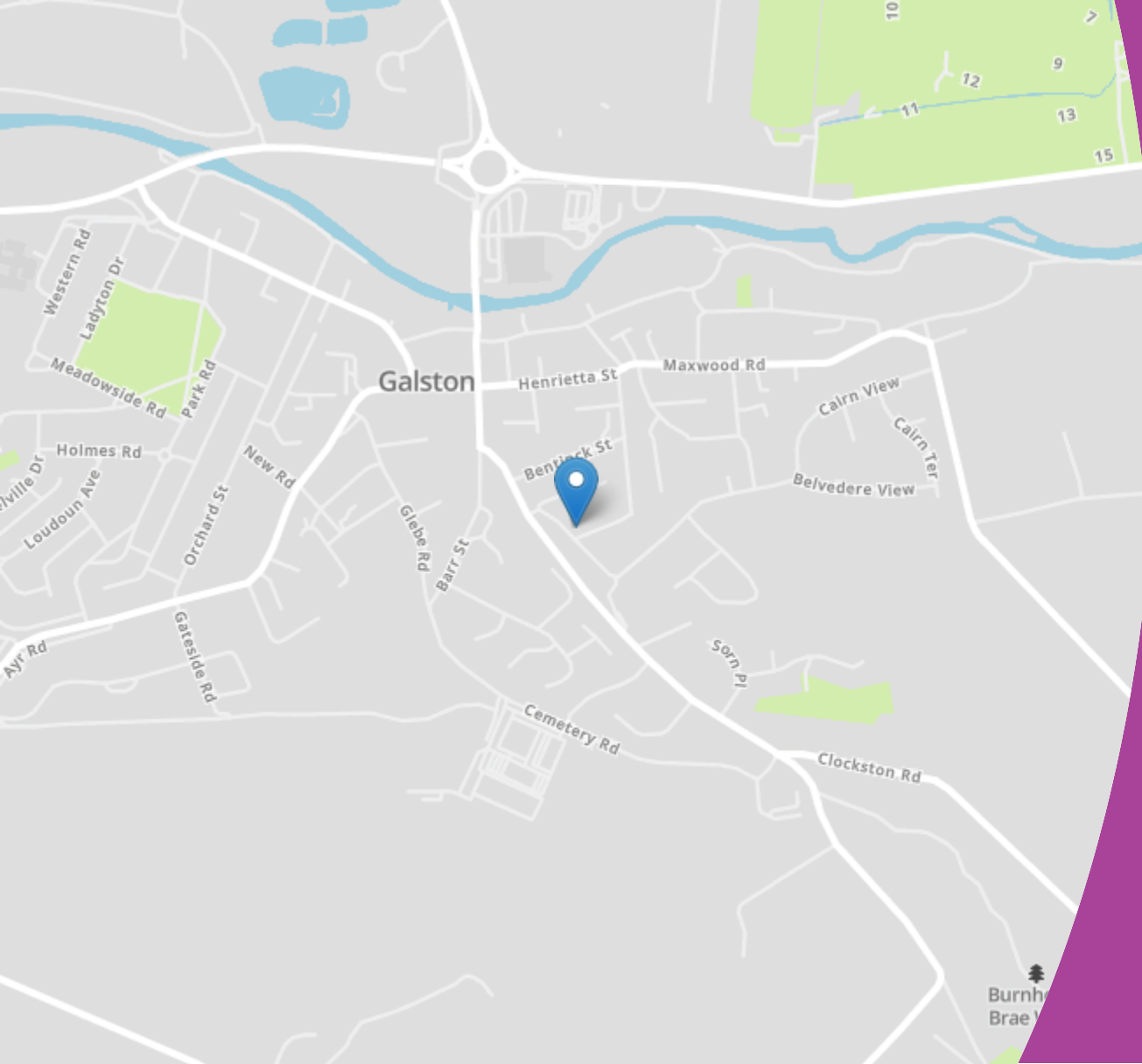
Council Tax Band

Band D

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