



52 Ayr Road  
Galston, KA4 8EG  
P.O.A.

**GREIG**  
*Residential*





# Ayr Road

Galston, KA4 8EG

Proudly presenting to the market this superb three bedroom end terraced villa nestled on the periphery of a popular residential area within Galston situated on a generous corner plot close to local amenities, schools and transport links, boasting uninterrupted countryside views. Having been lovingly maintained offering spacious family accommodation over two levels, complimented by well maintained private gardens and plentiful off street parking, this is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.





### Porch

0.90m x 1.04m (2' 11" x 3' 5") Access via outer white UPVC, door to hallway, neutral decor, laminate flooring.

### Hallway

2.31m x 3.60m (7' 7" x 11' 10") Access via entrance porch into spacious entrance hallway. The hallway provides access to the lounge, bathroom and has a staircase to the upper level. Laminate flooring, neutral decor and a double glazed window to the side.

### Lounge

4.43m x 4.51m (14' 6" x 14' 10") Generous main apartment with contemporary decor, laminate flooring, door access to the kitchen and a double glazed window to the front offering open countryside outlooks.

### Kitchen

4.43m x 2.46m (14' 6" x 8' 1") A selection of modern cream shaker base units with contrasting grey work surfaces. The kitchen offers an integrated oven, integrated gas hob, extractor hood, glass splashback, tiled flooring, stainless steel sink and drainer, plumbing/space for fridge freezer, washing machine, tumble dryer, door to rear gardens and double glazed window to the rear.



### Bedroom One

3.33m x 3.16m (10' 11" x 10' 4") Generous double bedroom, laminate flooring, four door fitted wardrobes with mirror frontage and a double glazed window to the front with open countryside outlooks.

### Bedroom Two

2.00m x 3.81m (6' 7" x 12' 6") Spacious double bedroom with fitted carpet, grey/white decor, storage cupboard and double glazed window to the rear.

### Bedroom Three

3.74m x 2.74m (12' 3" x 9' 0") Double bedroom with fitted carpet, storage cupboard, black/white decor and a double glazed window to the rear.

### Bathroom

2.31m x 2.24m (7' 7" x 7' 4") Three piece suite with wc, wash hand basin, bath, tiling to walls and floor and a double glazed opaque window to the rear.





### External

Offering generous private gardens to the front, side and rear, situated on a superb corner plot, laid to patio and lawn.

Further benefiting from ample off street parking on chipped driveway to the side.

### Council Tax Band

Band A

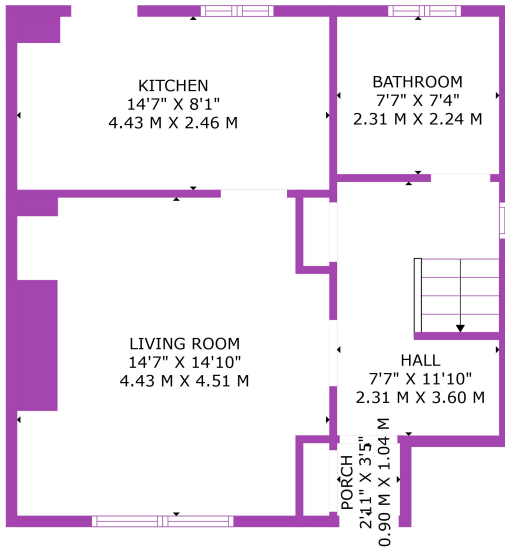
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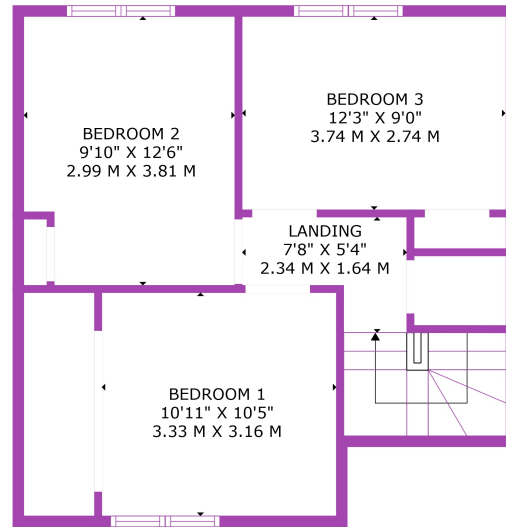




# GREIG *Residential*



FLOOR 1



FLOOR 2

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**TOTAL: 983 sq. ft, 91 m<sup>2</sup>**  
 FLOOR 1: 494 sq. ft, 46 m<sup>2</sup>; FLOOR 2: 489 sq. ft, 45 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 10 sq. ft, 1 m<sup>2</sup>; LOW CEILING: 3 sq. ft, 0 m<sup>2</sup>  
 WALLS: 92 sq. ft, 9 m<sup>2</sup>

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