



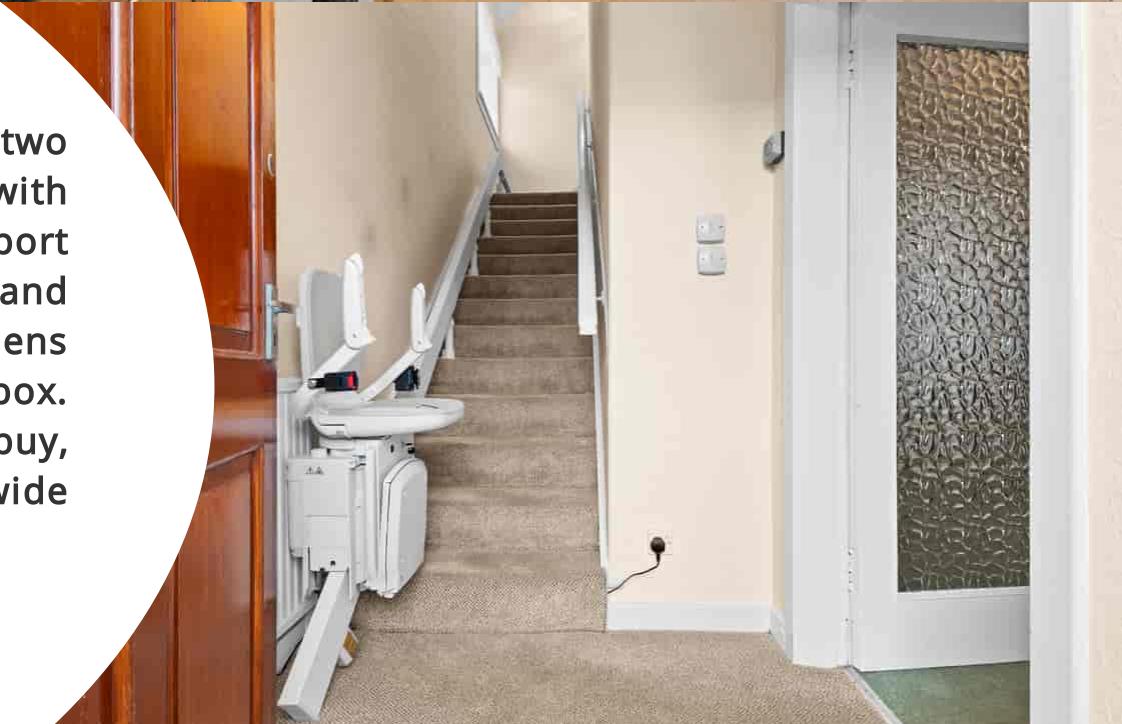
58 Orchard Street  
Galston, KA4 8EL  
P.O.A.

**GREIG**  
*Residential*

# Orchard Street

Galston, KA4 8EL

Ideally situated within the heart of Galston, this superb two bedroom semi detached villa is conveniently located with ease of access to all local amenities, schooling and transport links. Boasting a spacious floor plan over two levels and complimented by extensive well maintained private gardens ample off street parking and garage, this ticks every box. Offering a wealth of potential this is the ideal first time buy, family home or downsize and is sure to appeal to a wide range of buyers.





### Hallway

1.44m x 1.65m (4' 9" x 5' 5") Access is given via to a welcoming entrance hallway offering neutral decor and a fitted carpet. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

### Lounge

4.24m x 4.43m (13' 11" x 14' 6") Generously proportioned main apartment boasting soft decor, ceiling coving, fitted carpet, a double glazed window to the front and a door leading to the kitchen.

### Kitchen

3.05m x 2.81m (10' 0" x 9' 3") Fully fitted kitchen complete with ample wall and base storage units, contrasting work surface, integrated oven and hob, composite sink and drainer, plumbing and space for a washing machine, contemporary decor, vinyl flooring and a double glazed window to the rear.

### Utility

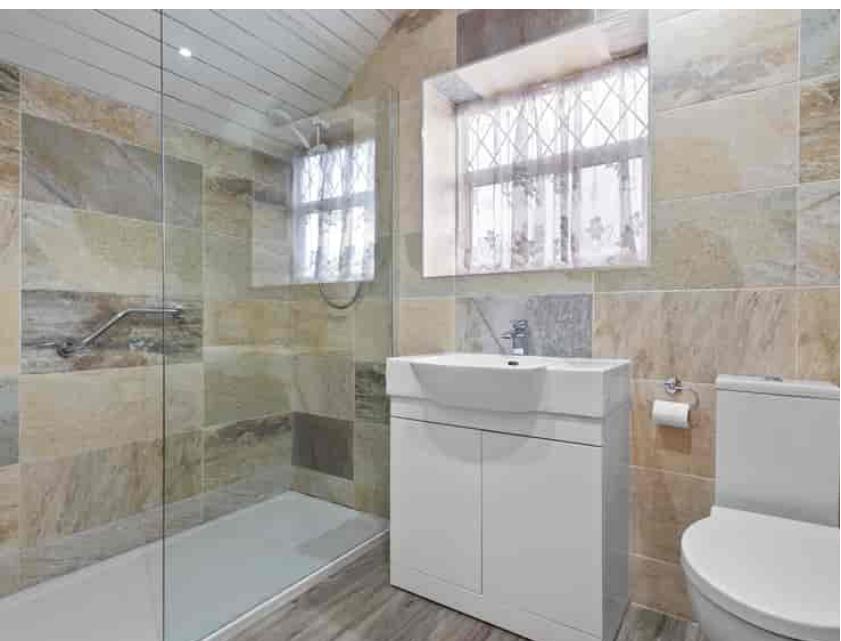
2.47m x 1.05m (8' 1" x 3' 5") Practical utility area located just off the kitchen.

### Bedroom One

4.53m x 3.21m (14' 10" x 10' 6") The master bedroom is a generous double boasting neutral decor, large storage cupboard, fitted carpet and a large double glazed window to the front.

### Bedroom Two

3.03m x 4.05m (9' 11" x 13' 3") Spacious double bedroom offering soft decor, fitted carpet and a double glazed window to the rear.



### Bathroom

2.50m x 1.59m (8' 2" x 5' 3") Completing the accommodation is the stylish bathroom comprising of a wash hand basin with vanity storage, wc, large walk in shower cubicle with electric shower, tiled finish to walls, vinyl flooring and a double glazed window to the rear.

### Externally

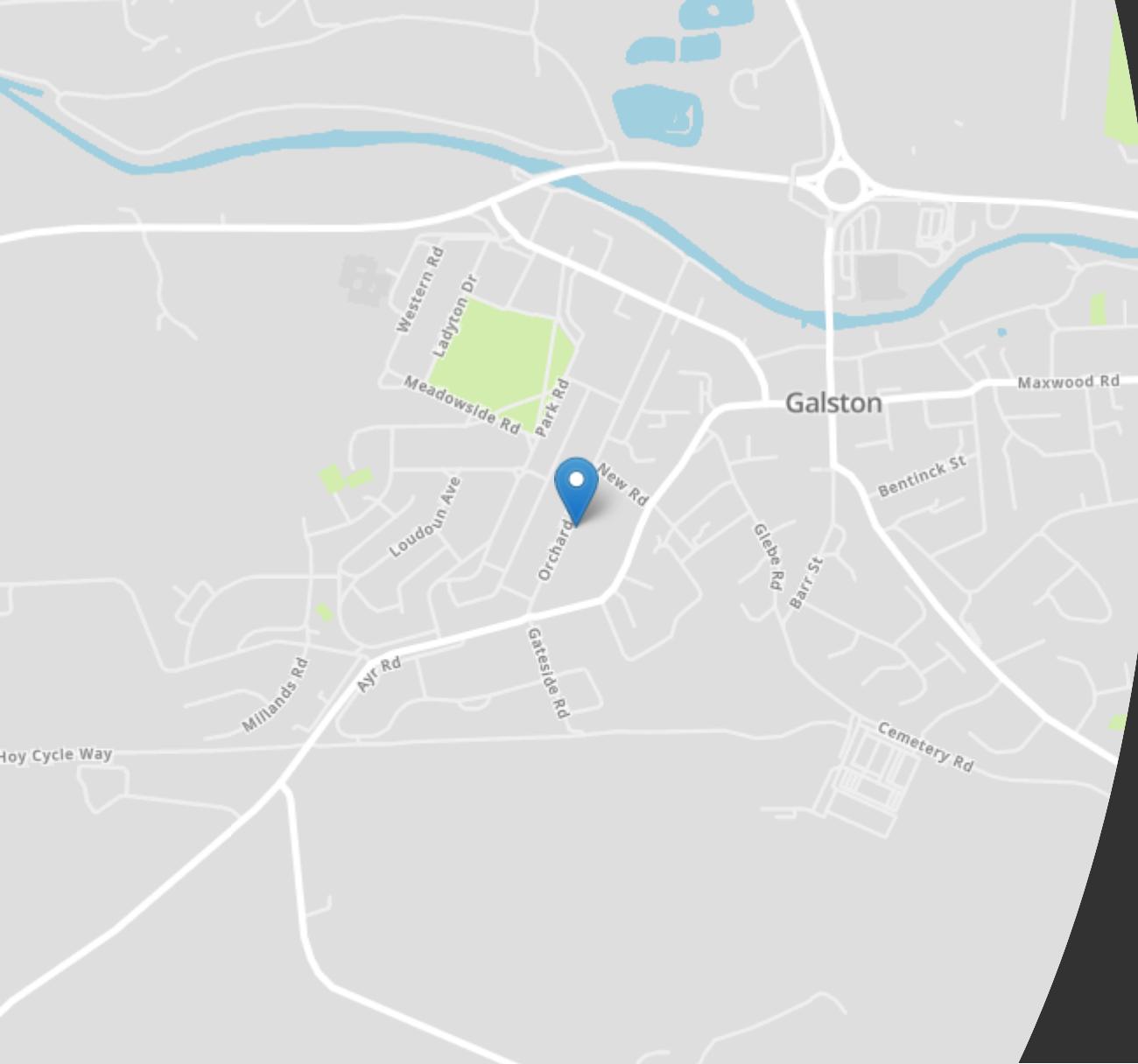
Set on an extensive private plot with off street parking and a garage. The rear garden is complete with a large lawn area, drying area and paved patio perfect for al fresco dining and entertaining.

### Council Tax Band

Band B

### Disclaimer

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