



15 Carnalea Court
Galston, KA4 8HY
P.O.A.

GREIG
Residential



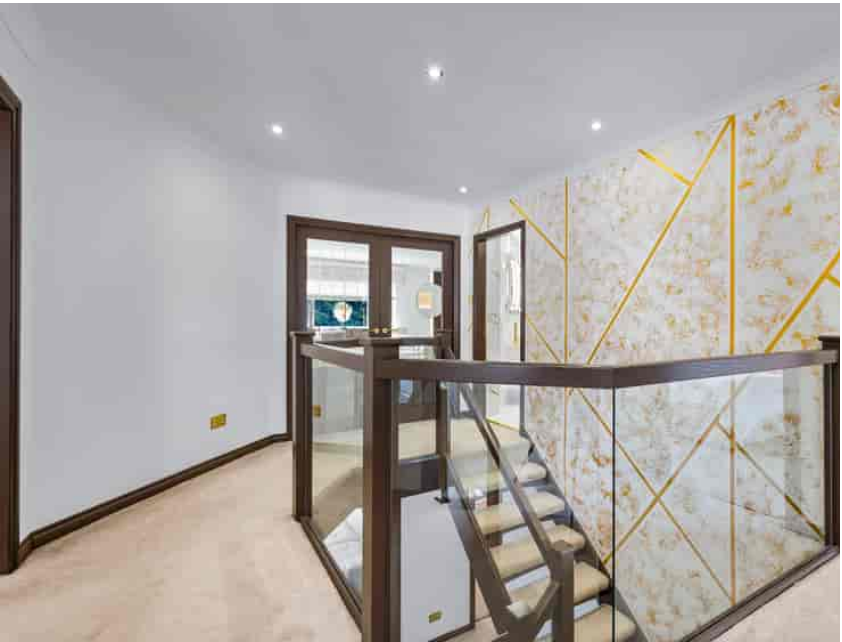
Carnalea Court

Galston, KA4 8HY

Situated on a prime plot in one of Galston's most desirable addresses, this outstanding five-bedroom detached villa exemplifies modern family living at its finest. Generously spread across two well designed levels and offering 239 square meters of versatile living space, this exceptional home features a wealth of flexible accommodation including a superb games room and a practical utility room. Immaculately finished to an exceptional standard, the property showcases contemporary décor, high-quality fixtures, and modern fittings throughout, it certainly has the 'wow' factor.

Set within a substantial plot, the home enjoys open rear outlooks, beautifully landscaped gardens, and ample off-street parking with gated access to a sweeping driveway and a garage. Conveniently located within easy reach of local amenities and schools, and with the picturesque Ayrshire countryside right on your doorstep, this home offers the perfect balance and sure to impress even the most discerning buyer.





Porch

2.23m x 2.21m (7' 4" x 7' 3") Access is given via an outer double composite door to a welcoming entrance porch boasting marble tiled flooring and a double walnut glazed door leading to the upper hallway.

Hallway

2.97m x 4.31m (9' 9" x 14' 2") The impressive open galleried hallway features a stunning glass balustrade with walnut finishings, contemporary decor, ceiling spotlights and fitted carpet. The hallway gives access to the lounge, kitchen/dining room, master bedroom, bedroom five, bathroom and a carpeted staircase leading to the lower level.

Lounge

6.66m x 6.30m (21' 10" x 20' 8") Generously proportioned main apartment offering a partially open plan lay out to the kitchen/dining room, neutral decor with a feature media wall



complete with impressive electric fire and detailed gold wall panelling, plentiful space for free standing furniture, ceiling spotlights, walnut hardwood flooring and two double glazed windows to the rear providing open outlooks.

Kitchen/Dining Room

5.33m x 6.73m (17' 6" x 22' 1") An impressive fully fitted Porcelanosa kitchen complete with a range of wall and base units providing ample storage with complimentary work surface, central island offering additional storage and seating area, triple integrated siemens oven with heated tray, induction hob, plumbing and space for American fridge freezer, integrated dish washer, neutral decor, walnut hardwood flooring, double glazed window to the front and three double glazed windows to the rear.

Bedroom One

3.31m x 4.45m (10' 10" x 14' 7") The master bedroom is an impressive



double boasting stylish decor, triple mirrored door fitted wardrobes, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-Suite

3.31m x 1.67m (10' 10" x 5' 6") Stylish en-suite comprising of a wash hand basin with vanity unit, wc, double shower cubicle, chrome heated towel rail, Porcelanosa tiling to walls and flooring and a double glazed opaque window to the side.

Bedroom Five

2.51m x 2.78m (8' 3" x 9' 1") A flexible apartment located on the upper level, could be utilised as a fifth bedroom, dressing room or study/home office boasting neutral decor, walnut flooring and a double glazed window to the front.

Bathroom

3.20m x 3.25m (10' 6" x 10' 8") The family bathroom comprises of his and hers wash hand basin with vanity set,

bath with gold finishings, gold heated towel rail, LED mirror, ceiling spotlights, porcelanosa marble wall and flooring tiling and a double glazed opaque window to the side.

Lower Level - Hallway

4.33m x 4.83m (14' 2" x 15' 10") Spacious hallway located on the lower level offers neutral decor, fitted carpet and provides access to the sitting room, three bedrooms and shower room.

Sitting Room

3.28m x 4.88m (10' 9" x 16' 0") Superb second apartment, generously proportioned and offering stylish neutral decor, walnut flooring, double glazed window to the rear and double glazed patio door overlooking and providing access to the rear garden.

Bedroom Two

3.28m x 4.88m (10' 9" x 16' 0") Spacious double bedroom with soft neutral decor, double mirrored door fitted





wardrobes, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.31m x 3.94m (10' 10" x 12' 11") Bedroom three is a spacious double offering soft decor, double mirrored door fitted wardrobes, laminate flooring and a double glazed window to the side.

Bedroom Four

3.31m x 3.05m (10' 10" x 10' 0") Generous double bedroom offering neutral decor, fitted carpet and a double glazed window to the front.

Shower Room

1.61m x 2.78m (5' 3" x 9' 1") Completing the accommodation is the shower room comprising of a wash hand basin with vanity, wc, double shower cubicle, ceiling spotlights, chrome heated towel rail, tiling to walls and flooring,



Utility Room

1.54m x 2.78m (5' 1" x 9' 1") Practical utility comprising of additional white shaker base units with complimentary oak work surface, plumbing and space for washing machine and tumble drier, stainless steel sink and drainer, neutral decor and ceiling spotlights.

Games/Entertainment Room

5.23m x 6.73m (17' 2" x 22' 1") An impressive games room offering an excellent space for entertaining complete with contemporary decor, feature black wall panelling, black shaker style base units with contrasting walnut work surface, integrated fridges, LED strip lighting, ceiling spotlights, fitted carpet, a double glazed window to the side and double glazed patio doors overlooking and leading to the rear garden.

Externally

Set on a substantial plot, this property boasts beautifully landscaped gardens



to the front and rear with a large gated sweeping driveway allowing for ample off street parking and leading to the detached garage. The outdoor space showcases a mix of manicured artificial lawns, stylish patio areas and tasteful greenery throughout. The large artificial lawn is bordered by a raised bedding area lined with palm trees and decorative shrubs providing a vibrant open space with two large patio areas including an elevated decked patio enclosed by a modern glass balustrade offering a great space for al fresco dining. Further benefiting from an enclosed childrens' play area, this gardens offers the perfect blend of elegance, functionality and privacy, ideal for both relaxing and entertaining.

Council Tax Band

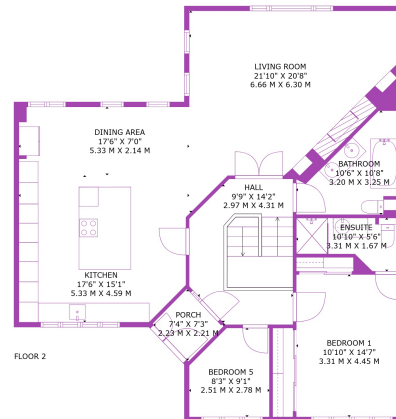
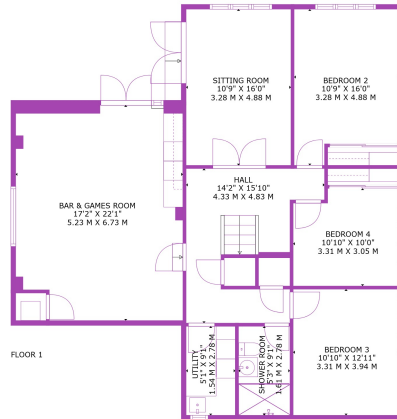
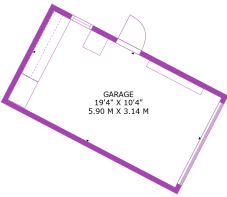
Band F

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GREIG *Residential*



TOTAL: 2573 sq. ft, 239 m²
 FLOOR 1: 1296 sq. ft, 120 m², FLOOR 2: 1277 sq. ft, 119 m²
 EXCLUDED AREAS: GARAGE: 200 sq. ft, 19 m², PORCH: 27 sq. ft, 3 m²
 WALLS: 194 sq. ft, 17 m²

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



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