



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

GREIG
Residential



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Greig Residential are delighted to present to the market this three bedroom plus a box room traditional terraced villa located in the heart of Galston close to local amenities, schooling and transport links. Boasting spacious flexible accommodation over two levels with an abundance of traditional features throughout this property is also complemented by a sun room and extensive private gardens to the rear.

This is the ideal family home and is sure to impress all who view.





Porch

1.18m x 1.05m (3' 10" x 3' 5") Access is given via a modern outer wooden door to the welcoming entrance porch offering neutral décor, laminate flooring and a glazed door leads to the hallway.

Hallway

7.22m x 1.04m (23' 8" x 3' 5") The spacious hallway is complete with neutral décor and vinyl flooring. Door access is given to the kitchen, a carpeted staircase leads to the upper level and an decorative archway leads to the rear hallway. 2.18m x 1.08m (7' 2" x 3' 7") The second hallway allows access to the lounge and bedroom three.

Lounge

4.74m x 4.34m (15' 7" x 14' 3") Generously proportioned main apartment boasting neutral décor, feature log burning stove set within a brick surround, fitted carpet and a double glazed window to the front.

Kitchen

4.10m x 2.66m (13' 5" x 8' 9") Stylish fully fitted kitchen complete with grey gloss wall base storage units offering ample storage with contrasting oak work surfaces, plumbing and space for cooker, washing machine, fridge freezer, white ceramic sink, neutral décor, vinyl flooring and an archway leading to the sun room.

Sun Room

3.00m x 2.72m (9' 10" x 8' 11") The bright sun room comprises of full length double glazed windows to the side, double glazed patio doors overlooking and giving access to the rear garden and vinyl flooring.

Bedroom One

3.04m x 2.78m (10' 0" x 9' 1") The master bedroom is conveniently located on the lower level offering soft neutral décor, double fitted wardrobes, fitted carpet, access to en-suite facilities and double glazed window to the rear.

En-Suite

2.27m x 0.80m (7' 5" x 2' 7") Practical en-suite comprising of a wash hand basin with vanity unit, wc, shower cubicle with electric shower, wet wall finish to walls and vinyl flooring.



Bedroom Two

3.71m x 3.28m (12' 2" x 10' 9") The second bedroom is a spacious double with neutral décor, fitted wardrobes, fitted carpet and a double glazed window to the front.

Bedroom Three

3.71m x 3.28m (12' 2" x 10' 9") Bedroom three is a good sized single offering neutral décor, fitted carpet and a double glazed velux window to the rear.

Bedroom Four

2.12m x 2.04m (6' 11" x 6' 8") A spacious box room currently used as a study study comprising of neutral décor, fitted carpet and velux window to the front. Could be flexibly utilized.

Bathroom

4.14m x 1.04m (13' 7" x 3' 5") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, vinyl flooring and an opaque window to the rear.

Externally

This property boasts extensive private gardens to the rear offering an area laid to lawn, a bedding area and a paved patio perfect for alfresco dining and entertaining.

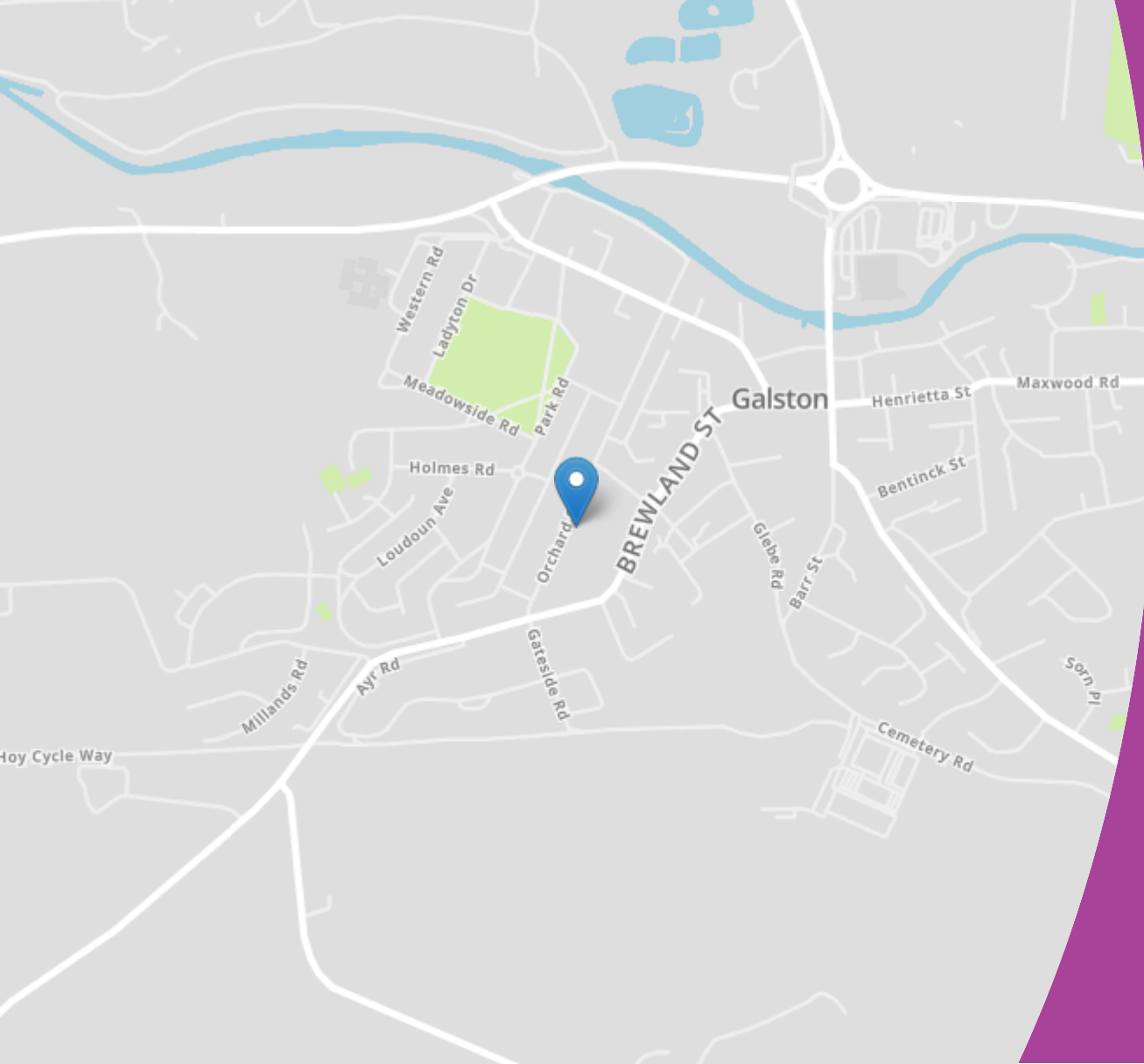
Council Tax Band

Band B

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