



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

GREIG
Residential



Carnalea Court

Galston, KA4 8HY

Positioned on a prominent plot in arguably one of Galston's most sought after addresses, this impressive four bedroom detached villa ticks all the boxes when it comes to modern family living. Presented in immaculate condition with contemporary open plan accommodation and stylish fixtures and fittings throughout. This superb home is complemented by extensive mature landscaped gardens, a sweeping driveway allowing for ample off street parking and an integral garage.





Hallway

4.57m x 4.52m x 3.55m (15' 0" x 14' 10" x 11'8") Access is given via an outer UPVC door to a welcoming entrance hallway offering contemporary décor, ceiling spotlights and laminate flooring. Stylish ash grey doors give access to the lounge, kitchen/dining room, wc/cloaks and a carpeted staircase leads to the upper level.



Lounge

4.22m x 3.99m (13' 10" x 13' 1") A generously proportioned main apartment boasts contemporary stylish décor, plentiful space for free standing furniture, laminate flooring and a double glazed window the front.

Kitchen/dining/Lounge

9.49m x 5.86m (31' 2" x 19' 3") This

impressive open plan kitchen, dining and living room is complete with contemporary décor, plentiful space for free standing furniture, ceiling spotlights, laminate flooring, a double glazed window to the front, two double glazed windows, two double glazed doors and double glazed French door all providing a stunning view of the patio and rear garden and allowing access.

The modern kitchen area comprises of contemporary wall and base units providing ample storage and complementary work surface, integrated oven and microwave, hot plate, integrated, a substantial feature Island complete with gas hob, mobile phone charging point and lowered breakfast bar seating area, anthracite sink and drainer with



quooker hot tap, neutral décor with stylish smoked glass splashback and laminate flooring.

Utility Room

2.44m x 1.75m (8' 0" x 5' 9") Practical utility offering additional base unit with complementary work surface, stainless steel sink, plumbing and space for washing machine and tumble drier with vent, laminate flooring and a double glazed window to the front.

Wc/Cloaks

1.85m x 1.16m (6' 1" x 3' 10") Conveniently located on the lower level comprising of a wash hand basin and wc combination unit, ceiling spotlights, laminate flooring, double glazed opaque window to the side.



Bedroom One

4.99m x 3.87m (16' 4" x 12' 8") The impressive master bedroom boasts contemporary neutral décor, triple sliding door wardrobes and a walk in wardrobe providing ample storage facilities, fitted carpet, double glazed window to the front and access to en-suite facilities.

Walk in Wardrobe

1.65m x 1.35m (5' 5" x 4' 5") Offering a selection of shelved and drawers storage with neutral decor and a fitted carpet.

En-suite

3.19m x 2.12m (10' 6" x 6' 11") Stylish en-suite comprising of a wash hand basin and wc combination unit, large walk in shower cubicle, ceiling spotlights,



tiling to walls, laminate flooring and a double glazed opaque window to the rear.

Bedroom Two

4.98m x 2.79m (16' 4" x 9' 2") A generous double bedroom with contemporary grey décor, selection of shelved storage, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.45m x 2.79m (11' 4" x 9' 2") The third bedroom is a spacious double comprising of soft neutral décor, fitted wardrobes, fitted carpet and a double glazed window to the front.

Bedroom Four

3.46m x 2.09m (11' 4" x 6' 10") Front facing bedroom offering soft neutral décor, laminate flooring

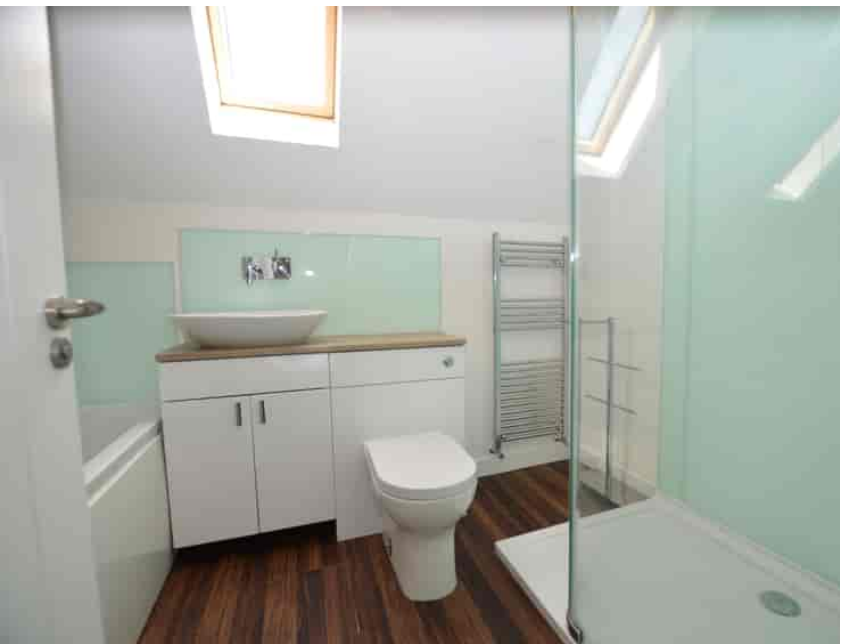
and a double glazed window to the front. Currently utilised as a dressing room.

Upper Landing

4.95m x 3.88m x 4.48m (16' 3" x 12' 9" x 15' 11") The 'L' shaped upper landing offers access to all four bedrooms and bathroom and comprises of neutral contemporary décor, practical storage cupboard, tartan grey carpet, feature sky light and a double glazed velux.

Bathroom

2.89m x 2.08m (9' 6" x 6' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, large walk in shower cubicle, chrome heated towel rail, stylish décor, laminate flooring and a double glazed velux to the side.





Externally

Boasting extensive private gardens with a sweeping tarmac driveway allowing for ample off street parking and leading to the integral garage. The front garden has been designed with ease of maintenance in mind with a well manicured lawn whilst the large rear garden is complete with areas laid to mature shrubbery, a spacious lawn area, an elevated paved patio and a decked patio that leads directly from the kitchen perfect for al fresco dining and entertaining.

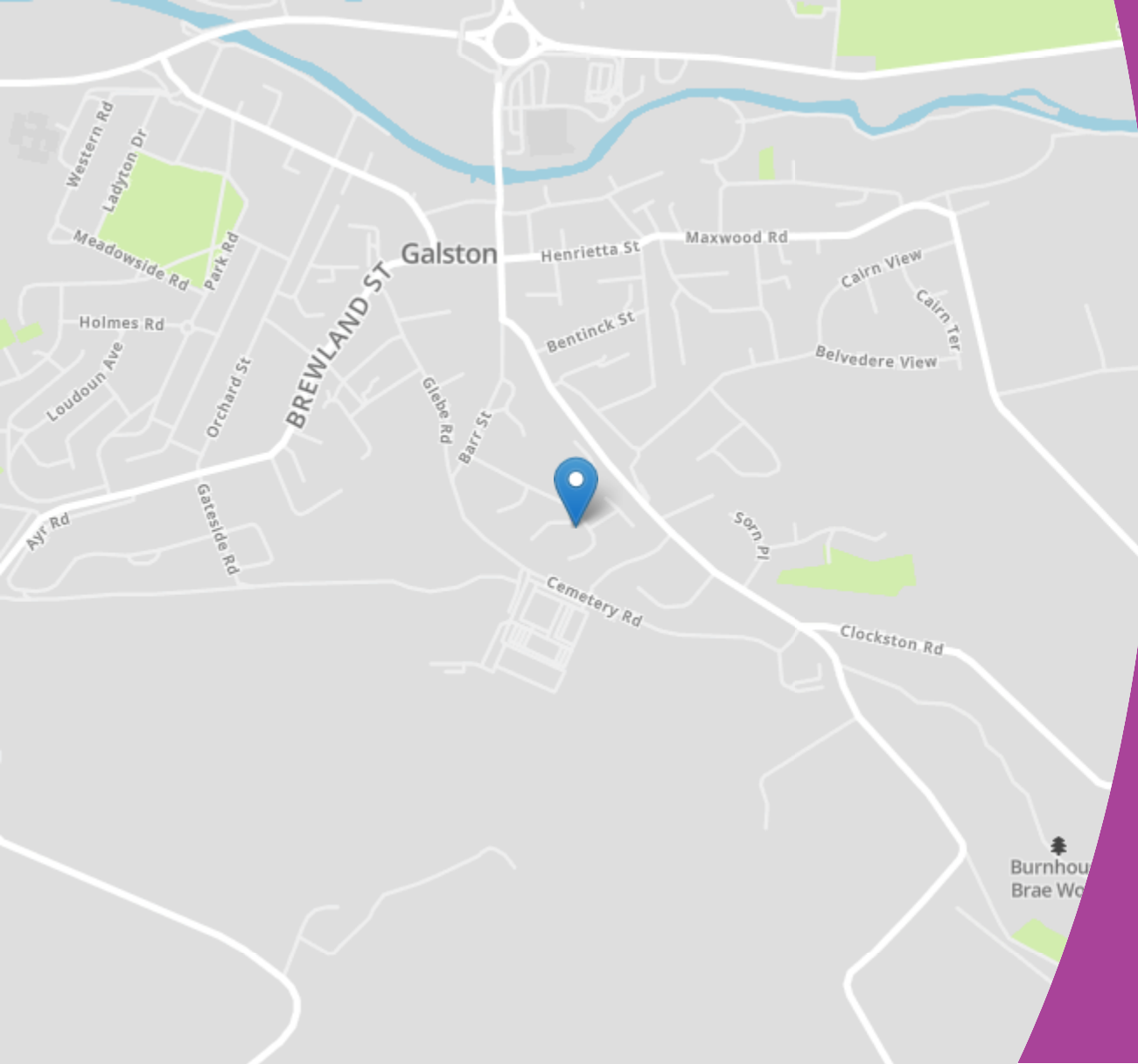
Council Tax Band

Band F

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS

OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



GREIG *Residential*

Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk