



2 Hendrie Court
Galston, KA4 8NU
P.O.A.

GREIG
Residential

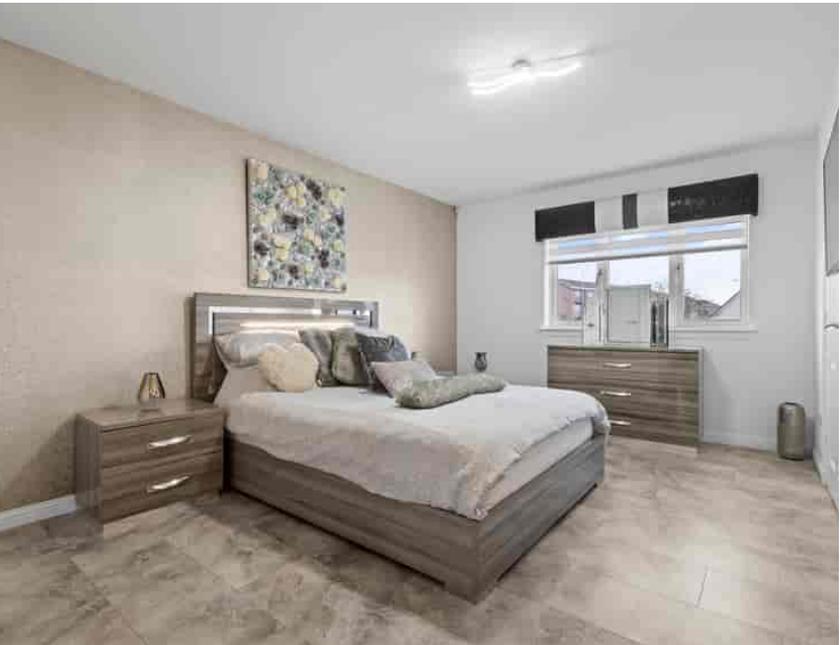


Hendrie Court

Galston, KA4 8NU

Occupying one of the largest plots within a highly sought after, exclusive cul de sac development in Galston, this impressive four bedroom modern detached villa is presented in immaculate walk in condition having been meticulously maintained and upgraded by the current owners. The property features a spacious open plan kitchen and dining area, separate utility room, and a generous principal bedroom with dressing room and en suite. Further benefits include low maintenance gardens, a detached garage, and driveway parking. Ideally located close to local amenities, well regarded schools, and excellent transport links including the M77, early viewing is highly recommended.





Hallway

4.97m x 2.15m (16' 4" x 7' 1") Setting the tone for this family home, the welcoming entrance hallway is complete with neutral decor, ceiling coving and LVT flooring, with feature wooden staircase with spotlighting and glass balustrade leading to the upper level. Practical storage cupboard, door access to lounge, kitchen/diner, and cloaks/wc.

Lounge

4.97m x 3.69m (16' 4" x 12' 1") The formal lounge is a generously proportioned main living apartment offering stylish decor, ceiling coving and LVT flooring. Open archway access to the dining kitchen, double glazed window to the front and plentiful space for freestanding furniture.

Kitchen/Diner

7.82m x 4.26m (25' 8" x 14' 0") The impressive, open plan dining sized fitted kitchen offers a wide range of modern cream gloss wall and base storage units with complementary work surfaces and central island. Integrated double oven, gas hob and hood. Plumbing/space for American style fridge/freezer, neutral decor, LVT flooring, ceiling coving and spotlights, ample space for dining table and chairs. Two double glazed windows to the rear, double glazed French doors leading out into the gardens and door to the side. Access to utility room and open arch access to lounge.

Utility Room

2.06m x 1.78m (6' 9" x 5' 10") Useful, separate utility room providing additional storage units and work surfaces, plumbing/space for washing machine and tumble dryer, laminate flooring, soft decor, ceiling coving and double glazed window to the side.

Cloaks/WC

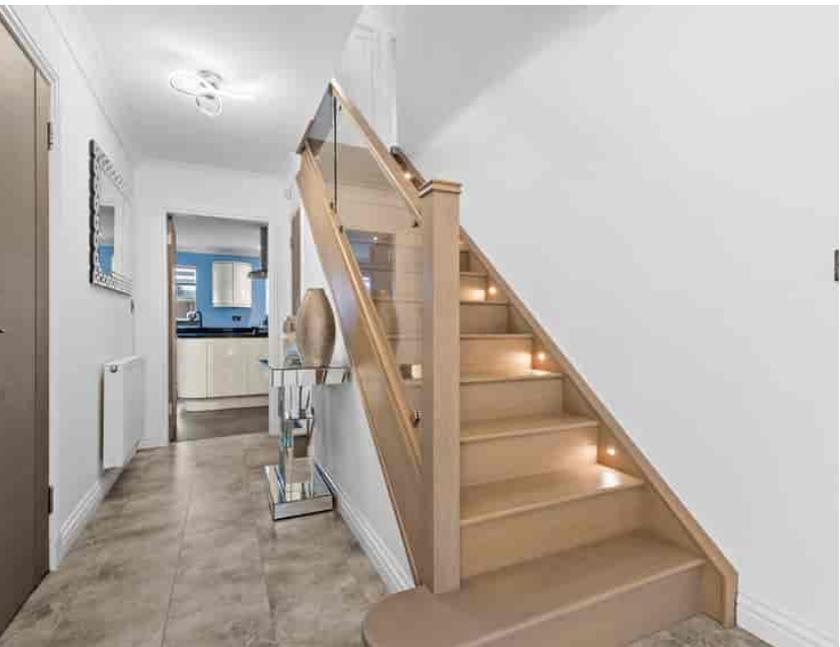
1.87m x 1.78m (6' 2" x 5' 10") Upgraded two piece cloaks/wc comprising of a wash hand basin with vanity storage and wc, with fully tiled walls and floor, stylish radiator and double glazed opaque window to the front.

Bedroom One

4.57m x 3.69m (15' 0" x 12' 1") On the upper level the master bedroom is a sizeable double offering contemporary decor, LVT flooring, feature mirrored radiator and double glazed window to the front. Door access to en suite and dressing room.

En Suite

2.23m x 1.51m (7' 4" x 4' 11") Three piece master en suite shower room comprising of a wash hand basin with vanity storage, wc and double walk in shower cubicle with mains waterfall shower. Tasteful fully tiled walls and floor, LED mirror, feature radiator and double glazed opaque window to the side.



Bedroom Two

3.41m x 3.36m (11' 2" x 11' 0") The second double bedroom offers neutral decor, fitted carpet, double door fitted wardrobe and a double glazed window to the rear overlooking the gardens.

Bedroom Three

3.54m x 3.36m (11' 7" x 11' 0") Bedroom three is a double room with crisp white decor, fitted carpet and double door fitted wardrobe. Double glazed window to the rear.

Bedroom Four

3.41m x 2.97m (11' 2" x 9' 9") A front facing double room with neutral decor, laminate flooring, double glazed window and double door fitted wardrobes.

Bathroom

2.97m x 1.78m (9' 9" x 5' 10") Completing the accommodation is the four piece family bathroom suite comprising of a wash hand basin with vanity storage, wc, bath and shower cubicle with mains overhead shower. A selection of modern wet wall and tiled wall finishes, double glazed opaque window to the side.

External

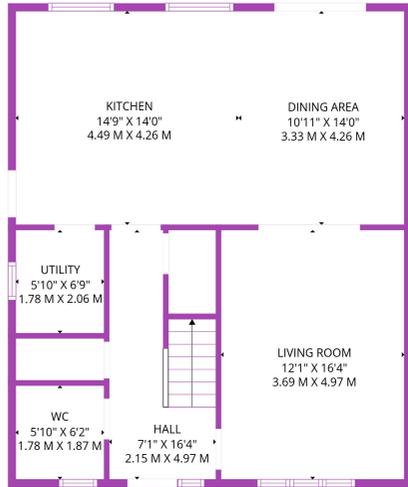
Positioned on one of the largest plots within this development, the family villa boasts generous garden grounds to the front and rear which have been landscaped with ease of maintenance in mind. The front gardens are laid with monobloc providing ample off street parking to the front and side, leading to the detached brick built garage with up and over door access. The rear gardens comprise of an artificial lawn, modern paved patios and chipped areas, fully enclosed allowing for a safe and peaceful outdoor family space.

Council Tax

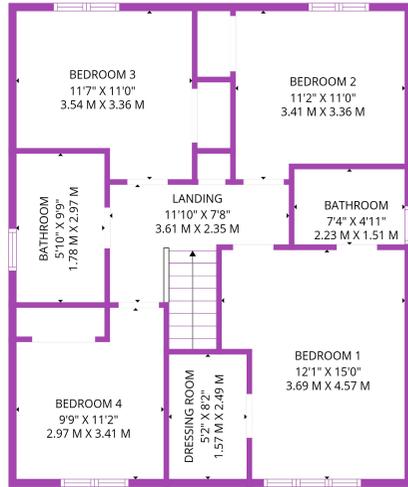
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GROUND FLOOR



1ST FLOOR

TOTAL: 1530 sq. ft, 142 m2
 Ground floor: 745 sq. ft, 69 m2, 1st floor: 785 sq. ft, 73 m2
 EXCLUDED AREAS: UTILITY: 39 sq. ft, 4 m2, GARAGE: 165 sq. ft, 15 m2, WALLS: 143 sq. ft, 13 m2
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



Greig Residential
 18 Henrietta Street, East Ayrshire
 KA4 8HQ
 01563 501350
info@greigresidential.co.uk