



46 Belvedere View
Galston, KA4 8JS
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this exceptional three bedroom modern detached villa presented to the market in pristine condition throughout offering flexible use, sizeable apartments over two levels. Set within a popular pocket of Galston boasting a generous corner plot offering upgraded/landscaped wraparound gardens, detached garage and large driveway, this is a superb family home.





Hallway

2.37m x 5.24m (7' 5" x 16' 10") With access via the practical entrance porch, the contemporary hallway allows access to formal lounge, family bathroom, kitchen and bedroom three, feature staircase with solid oak balustrade and glass panel detail, contemporary decor and solid oak flooring. Practical understairs storage cupboard.

Formal Lounge/Dining

3.80m x 8.65m (12' 5" x 27' 8") Large and bright main apartment with dual aspect double glazed windows to front and side, neutral stylish decor, fitted carpet and door access to kitchen and sitting room. Plentiful space for dining table and chairs.

Sitting Room

3.73m x 5.73m (12' 3" x 18' 10") Second generous sized public room with double glazed patio doors leading out to rear gardens, double glazed windows on two aspects overlooking the garden, neutral decor and fitted carpet.



Kitchen

5.54m x 5.89m (7' 3" x 19' 4") and 2.98m x 5.53m (9' 9" x 18' 2") Modern dining sized fitted kitchen with plentiful base and wall storage units with complimentary granite work surfaces and tiled splashback, integrated double oven, five ring burner hob and cooker hood, plumbing and space for American style fridge/freezer and washing machine. Ceiling & plinth spotlights, slate tiled flooring, two double glazed windows to rear and door leading out to the gardens.

Family Bathroom

3.55m x 3.58m (11' 8" x 11' 9") Impressive split partitioned five piece bathroom suite offering high spec fixtures and fittings including corner shower cubicle with mains waterfall shower, spa bath, two wash hand basins, wc and bidet. Fully tiled walls and flooring, ceiling spotlights, three heated towel rails and two double glazed windows to the side.

Bedroom Three

3.51m x 4.42m (11' 6" x 14' 6") Conveniently located on the ground floor the third bedroom is a generous double offering contemporary decor, fitted carpet and double glazed window to the front. A flexible apartment.



Bedroom One

4.18m x 4.61m (13' 9" x 15' 1") On the upper level the larger than average master bedroom boasts a wealth of storage space with triple sliding door fitted wardrobes, additional double sliding door fitted wardrobes and storage cupboard. Contemporary decor, fitted carpet and door to en suite.

Master En Suite

1.69m x 2.95m (5' 7" x 9' 8") Modern fitted shower room with suite comprising w.c., wash hand basin with a selection of vanity storage units, shower cubicle with mains shower. Fully tiled walls, tiled flooring, heated towel rail and double glazed Velux window to the rear.

Bedroom Two

3.22m x 4.22m (10' 7" x 13' 10") Second generous sized bedroom with side facing double glazed window, triple fitted wardrobe with additional double wardrobe and storage cupboard allowing for ample storage, neutral decor and fitted carpet.



Externally

Externally the garden grounds offer exceptional space. The front garden offers well manicured lawn and off street parking for several cars is available via the large monobloc driveway to the front and side, leading to the detached garage. The modern landscaped rear gardens comprise of two contemporary paved patio areas, large wraparound lawn and raised shrubbed area with stylish water feature.

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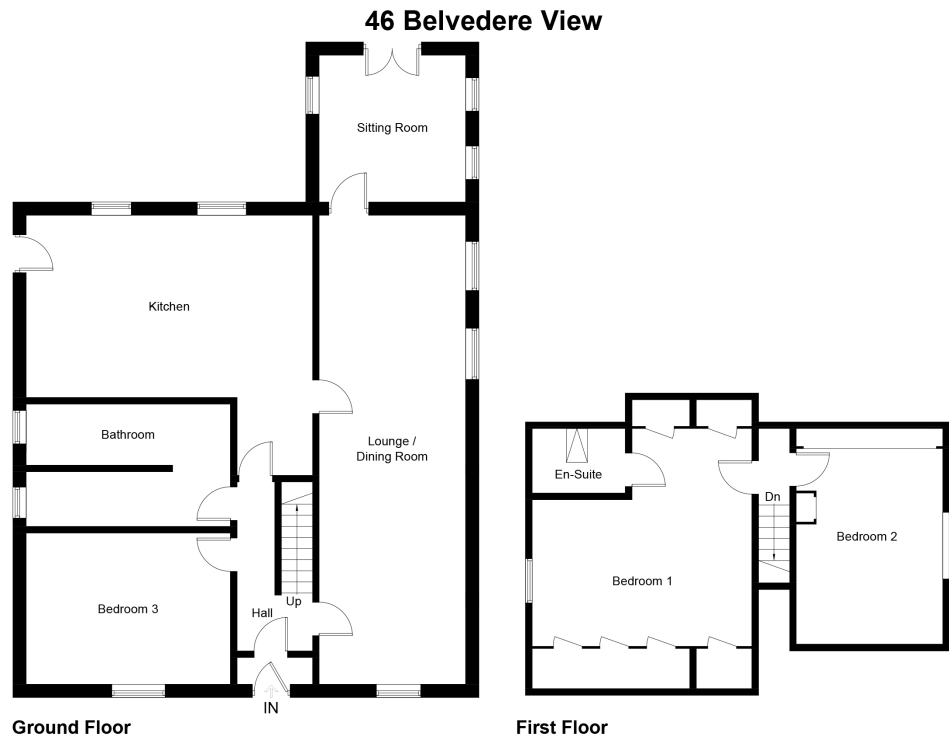


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