



BLAIR CRESCENT

31 Blair Crescent

Galston, KA4 8JH

P.O.A.

**GREIG**  
*Residential*



## Blair Crescent

Galston, KA4 8JH

Greig Residential are delighted to present to the market this charming two bedroom ground floor flat ideally located within the heart of Galston with direct access to local amenities and transport links. Having been lovingly maintained throughout offering neutrally decorated all on the level living space with generous low maintenance private gardens to the rear, this is the ideal downsize or first time buy.







#### Porch

1.02m x 1.13m (3' 4" x 3' 8") Accessed through outer brown UPVC door into porch offering neutral décor, laminate flooring and giving access to hallway.

#### Hallway

4.66m x 1.33m (15' 3" x 4' 4") Accessed through wooden decorative glazed door from porch offering neutral décor, fitted carpet, storage cupboard and giving access to lounge, kitchen, two bedrooms and bathroom.

#### Lounge

4.78m x 3.98m (15' 8" x 13' 1") Generous main apartment offering neutral décor, fitted carpet, featuring gas fireplace set within marble surround, ceiling coving, alcove with storage cupboards and two double glazed windows to the front.

#### Kitchen

3.31m x 2.91m (10' 10" x 9' 7") Fitted kitchen offering a selection of wall and base units with marble work surfaces, stainless steel sink and drainer, integrated oven with four burner gas hob and extractor hood, plumbing space for washing machine, integrated fridge and freezer, cupboard housing boiler, tiled splashback and tiled flooring, ceiling spotlights, integrated retractable dining table, double glazed window to the rear with UPVC door to rear gardens.

#### Bedroom One

4.15m x 3.69m (13' 7" x 12' 1") Generous double bedroom offering neutral décor, fitted carpet, overbed fitted storage and furniture, ceiling coving and two double glazed windows to the front.

#### Bedroom Two

2.95m x 3.96m (9' 8" x 13' 0") Double bedroom offering white décor, fitted carpet and double glazed window to the rear.

#### Shower Room

1.77m x 1.71m (5' 10" x 5' 7") Three piece white suite comprising of WC, wash hand basin vanity unit and mains operated corner shower cubicle, touch sensor illuminating vanity mirror, ceiling spotlights, chrome towel rail and double glazed opaque window to the rear.

#### External

Low maintenance private gardens to the rear offering chipped and patio area with storage facilities.

On street parking available to the front.

#### Council Tax Band

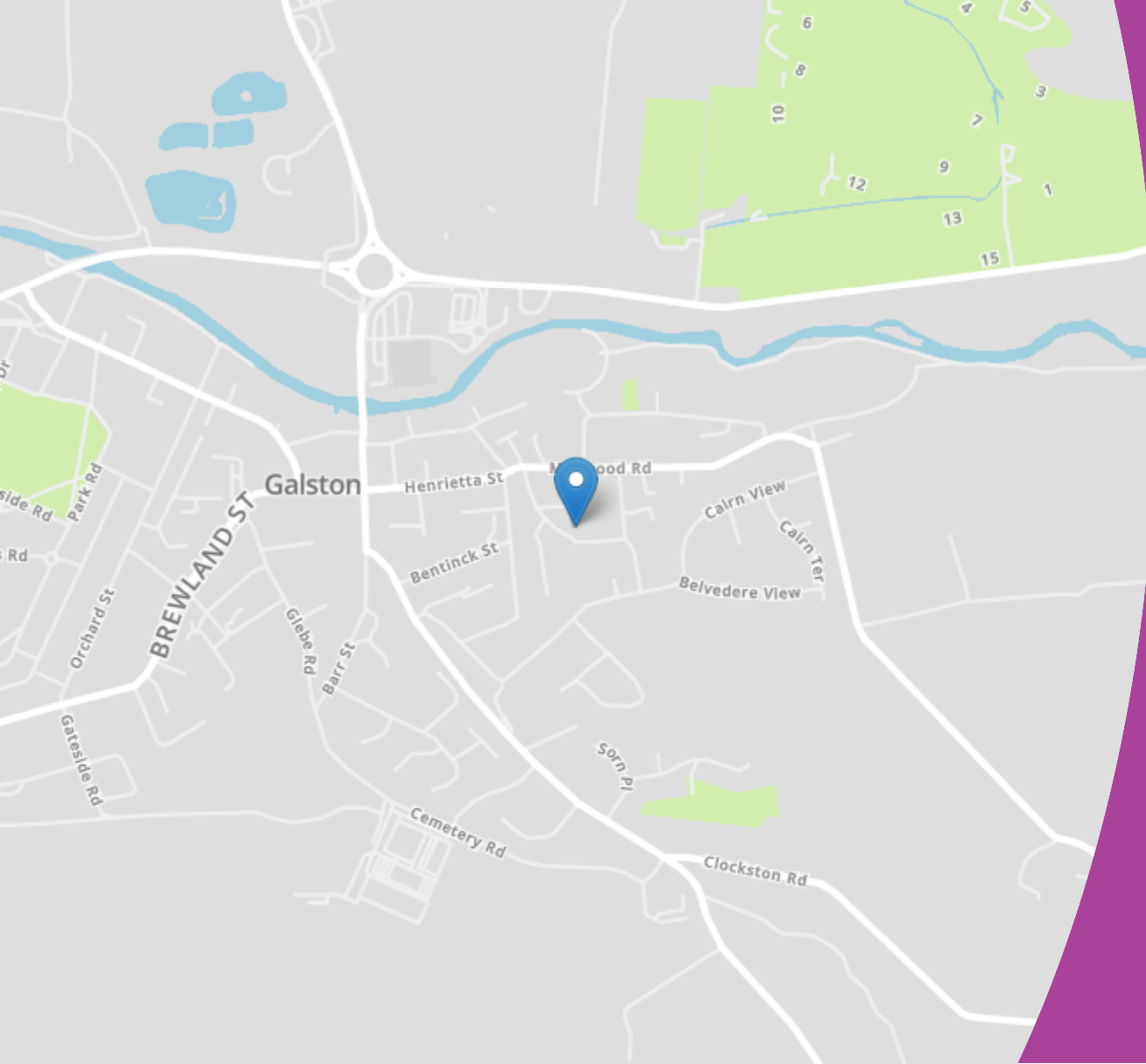
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