



4 Bowling Green Lane
Galston, KA4 8AN
P.O.A.

GREIG
Residential



Bowling Green Lane

Galston, KA4 8AN

Nestled on the banks of the river Irvine, this traditional three bedroom detached villa is set on a substantial wrap around plot within the heart of Galston, offering a perfect tranquil retreat whilst boasting convenient ease of access to all local amenities and schooling. Complete with an abundant floor plan over two levels that could be flexibly utilised for single storey or family living, complete with a superb sun room providing additional family living space. Beautifully presented with contemporary decor and stylish fixtures and fittings whilst sympathetically retaining a wealth of traditional features throughout. Further benefitting from extensive landscaped gardens, ample off street parking, garage and a garden room this is the ideal family home and sure to impress even the most discerning of buyers.





Porch

2.65m x 1.77m (8' 8" x 5' 10") Access is given via an UPVC outer door to a welcoming entrance porch offering double glazed windows to front and side aspects, laminate flooring and a glazed wooden door leading to the hallway.

Hallway

2.43m x 5.99m (8' 0" x 19' 8") Grand spacious hallway boasting crisp white decor, practical under stairs storage cupboard and shelved recess, traditional high ceiling, ceiling cornicing and central architrave and oak effect quality laminate flooring. Original wooden doors provide access to the lounge, master bedroom, bathroom and a tartan carpeted staircase leads to the upper level.

Lounge

5.40m x 5.00m (17' 9" x 16' 5") Impressive main apartment offering contemporary decor with feature original exposed stone wall, original coal fire with detailed cast iron and oak surround, traditional high ceiling, ceiling coving, plentiful space for free standing furniture, quality laminate flooring and double glazed window to the front.



Conservatory

3.91m x 3.90m (12' 10" x 12' 10") Superb sun room currently utilised as a bedroom complete with neutral crisp white decor, ceiling spotlights, fitted carpet, dwarf walls with double glazed windows to all aspects and a double glazed door leading to the rear garden. This would make a fantastic second apartment providing additional family space.

Kitchen

2.89m x 2.80m (9' 6" x 9' 2") Fully fitted kitchen complete with oak effect wall and base units providing ample storage with complimentary stone effect work surface, integrated oven, gas hob and hood, integrated fridge and freezer, stainless steel sink and drainer, neutral decor, vinyl flooring and an open plan layout to the dining room.

Dining Room

2.93m x 2.23m (9' 7" x 7' 4") The dining room offers neutral decor, plentiful space for dining table and chairs, vinyl flooring, a large double glazed window to the side and double glazed patio doors leading to the rear.

Utility

Practical utility room offering additional storage units and plumbing/space for a washing machine and tumble drier.



Bedroom One

5.42m x 5.00m (17' 9" x 16' 5") The master bedroom is conveniently located on the lower level, a superb King Sized room boasting crisp white decor, traditional high ceiling with detailed cornicing and central rose, fitted carpet, a traditional double glazed bay window to the side, a double glazed window to the front and access to a large walk in wardrobe and en-suite.

Walk in Wardrobe

2.44m x 2.43m (8' 0" x 8' 0") A practical walk in wardrobe offering plentiful shelved and hanging storage, neutral decor with a feature mirrored wall and laminate flooring.

En-Suite

2.02m x 2.43m (6' 8" x 8' 0") Stylish en-suite comprising of a stylish stone wash hand basin, wc, large shower cubicle with electric shower, neutral decor, tiled around shower, ceiling coving and vinyl flooring.

Bathroom

2.10m x 2.20m (6' 11" x 7' 3") Located on the lower level, the family bathroom boasts a wash hand basin, wc, bath with overhead mains shower, contemporary tiling to walls and flooring and a double glazed opaque window to the rear.



Bedroom Two

4.98m x 6.13m (16' 4" x 20' 1") Spacious double bedroom offering neutral decor, two practical fitted wardrobes, eaves storage, fitted carpet and a double glazed dormer to the front and rear.

Bedroom Three

4.56m x 4.30m (15' 0" x 14' 1") Bedroom three is a generous double complete with contemporary children's decor, a large walk in storage cupboard, fitted carpet and a double glazed dormer window to the front.

WC/cloaks

1.11m x 1.55m (3' 8" x 5' 1") Completing the accommodation is the wc/cloaks located on the upper level complete with wash hand basin, wc, ceiling spotlights, vinyl flooring and a double glazed velux to the rear.

Externally

Set on a substantial wrap around plot boasting mature garden grounds complete with an area laid to chips, a large well manicured lawn area and a paved patio perfect for al fresco dining and entertaining. A large sweeping chipped driveway provides ample off street parking and leads to the garage.



Garden Bar

5.37m x 5.56m (17' 7" x 18' 3") An impressive garden room/bar offering a large bar with seating area and plentiful space perfect for relaxing or entertaining.

Council Tax Band

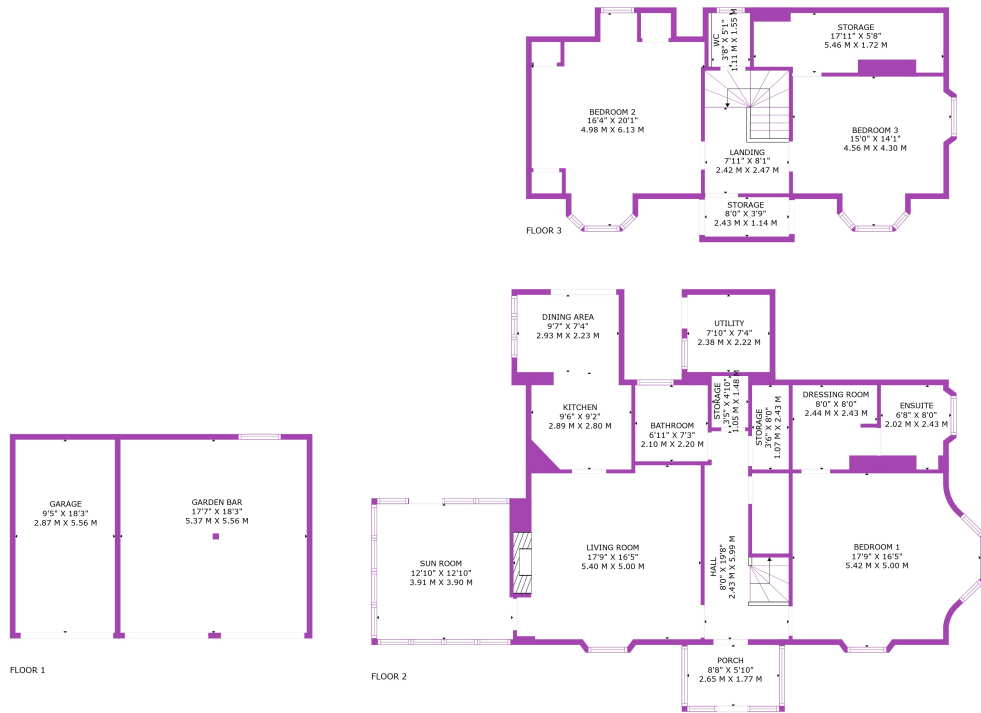
Band E

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TOTAL: 1786 sq. ft, 166 m²

BELOW GROUND: 0 sq. ft, 0 m², FLOOR 2: 1263 sq. ft, 117 m², FLOOR 3: 523 sq. ft, 49 m²
EXCLUDED AREAS: GARDEN BAR: 321 sq. ft, 30 m², GARAGE: 172 sq. ft, 16 m², PORCH: 50 sq. ft, 5 m²,
STORAGE: 73 sq. ft, 7 m², LOW CEILING: 155 sq. ft, 14 m²

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