



14 Portland Road
Galston, KA4 8ED
P.O.A.

GREIG
Residential



Portland Road

Galston, KA4 8ED

Ideally located within a sought after residential area of Galston, this superb two bedroom semi detached villa enjoys convenient access to a wide range of local amenities, schooling, and transport links. The property offers generous accommodation arranged over two levels, complemented by neutral décor throughout. Externally, the home further benefits from extensive, private, low maintenance front and rear gardens. Boasting a wealth of potential this is an ideal choice for first time buyers, those looking to downsize, or investors alike.





Hallway

1.60m x 4.09m (5' 3" x 13' 5") Access is given via an outer door to a welcoming entrance hallway boasting neutral decor and a fitted carpet. The hallway provides access to the lounge and a carpeted staircase leads to the upper level.

Lounge

4.32m x 4.10m (14' 2" x 13' 5") Generously proportioned main apartment offering neutral decor, fireplace, fitted carpet, a double glazed window to the front and door access to the kitchen.

Kitchen

3.11m x 2.88m (10' 2" x 9' 5") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, plumbing and space for a cooker and washing machine, stainless steel sink and drainer, neutral, vinyl, a double glazed window to the rear and access to the rear porch.

Pantry

2.48m x 1.10m (8' 2" x 3' 7") Large pantry storage room.

Wet Room

1.20m x 1.68m (3' 11" x 5' 6") Practical wet room comprising of a wash hand basin, wc, electric shower, wet wall finish, non slip vinyl flooring and a double glazed window to the rear.

Bedroom one

4.54m x 3.15m (14' 11" x 10' 4") The master bedroom is a generous double boasting soft decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

Bedroom Two

3.11m x 3.83m (10' 2" x 12' 7") Spacious double bedroom with soft neutral decor, fitted carpet and a double glazed window to the rear.

Bathroom

Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity storage, wc, bath, neutral decor with tiling around bath, vinyl and a double glazed window to the rear.

Externally

This property boasts extensive private gardens, the front garden has been designed with ease of maintenance in mind being fully laid to chips whilst the rear garden offers a fully enclosed spaces with well manicured lawn areas and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

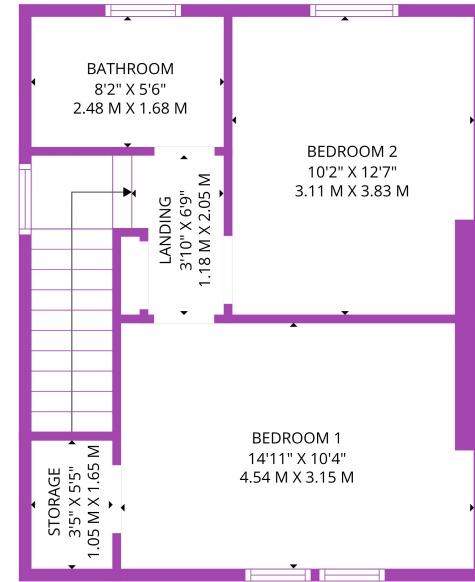
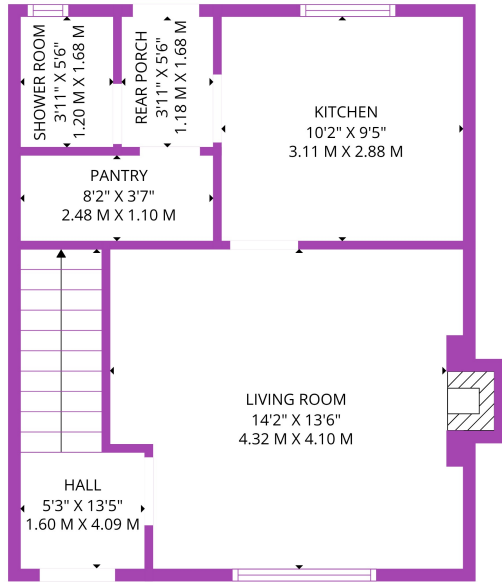
Band A

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GROUND FLOOR

1ST FLOOR

TOTAL: 850 sq. ft, 79 m²

Ground floor: 435 sq. ft, 40 m², 1st floor: 415 sq. ft, 39 m²

EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m², STORAGE: 19 sq. ft, 2 m², WALLS: 72 sq. ft, 7 m²

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