



9 Bowling Green Lane  
Galston, KA4 8AN  
Offers Over £95,000

**GREIG**  
*Residential*





# Bowling Green Lane

Galston, KA4 8AN

Nestled within the heart of Galston on the banks of the River Irvine, this traditional five apartment upper conversion is sure to impress. Offering a versatile flexible layout spanning over 119 square meters, with five apartments that could be easily utilised to suit any family requirements. Beautiful presented with contemporary décor and modern fixtures and fitting whilst sympathetically retaining an abundance of traditional features throughout. This superb family home further benefits from ample off street parking, well maintained gardens and a superb garden room perfect for relaxing or entertaining. Complete with elevated river and countryside views whilst being conveniently located within ease of access to all local amenities, this ticks every box and will appeal to a wide range of buyers.





#### Entrance Stairwell

2.03m x 3.17m (6' 8" x 10' 5") Access is given via an entrance security door to a shared entry boasting contemporary neutral decor, carpeted staircase to the upper level and a wooden and glazed door leading to the hallway.

#### Hallway

2.03m x 1.99m (6' 8" x 6' 6") 4.94m x 2.29m (16' 2" x 7' 6") Spacious hallway offering soft contemporary decor, practical storage cupboard, traditional ceiling cornicing and central rose and fitted carpet. The hallway gives access to the lounge, kitchen, two bedrooms and bathroom.

#### Lounge

5.46m x 4.30m (17' 11" x 14' 1") Generously proportioned main apartment complete with stylish decor, feature log burning stove, ceiling cornicing, fitted carpet and a double glazed window to the rear with open river and countryside outlooks.

#### Sitting Room/Bedroom

3.73m x 4.29m (12' 3" x 14' 1") Spacious apartment that could be flexibly utilised as a bedroom or family room offering soft neutral decor, shelved alcove, traditional wooden ceiling beams, fitted carpet and a double glazed window to the side.

#### Kitchen

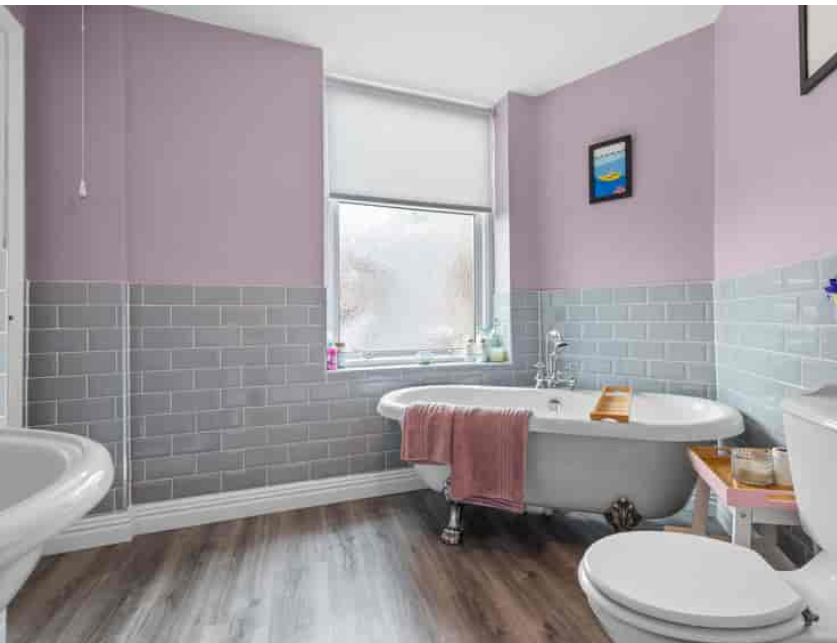
3.16m x 4.33m (10' 4" x 14' 2") Fully fitted kitchen complete with shaker style wall and base units providing ample storage with complimentary solid oak work surface, plumbing and space for range cooker, fridge freezer, integrated washing machine, Belfast sink and drainer, crisp white decor, ceiling spotlights and coving, tiled splash back, breakfast bar seating area, LVT flooring and a double glazed window to the front.

#### Bedroom One

The master bedroom is a generous double with contemporary decor, fitted wardrobes providing ample storage, fitted carpet, a double glazed window to the front and access to en-suite facilities.

#### En-Suite

A stylish en-suite bathroom comprising of a wash hand basin, wc, free standing bath, contemporary decor with traditional style tiling to walls, shelved storage cupboard, LVT flooring and a double glazed opaque window to the front.



#### Bedroom Two

3.87m x 4.10m (12' 8" x 13' 5") Flexible spacious apartment could be utilised as a second family room or second double bedroom boasting contemporary decor, ceiling coving, fitted wardrobes, fitted carpet and a double glazed window to the rear offering open outlooks.

#### Bedroom Three

3.84m x 3.24m (12' 7" x 10' 8") Spacious double bedroom with contemporary children's decor, ceiling coving, fitted carpet and a double glazed window to the front.

#### Shower Room

2.03m x 3.08m (6' 8" x 10' 1") Completing the accommodation is the family shower room comprising of a wash hand basin and wc, large double sized walk in shower cubicle with mixer waterfall shower, crisp white decor, stylish tiling to walls, ceiling coving, LVT flooring and a double glazed opaque window to the front.

#### Externally

This property boasts spacious private gardens to the rear offering a spacious lawn area, an area laid to mature shrubbery, a chipped patio and superb garden room providing an idyllic space for relaxing or entertaining.

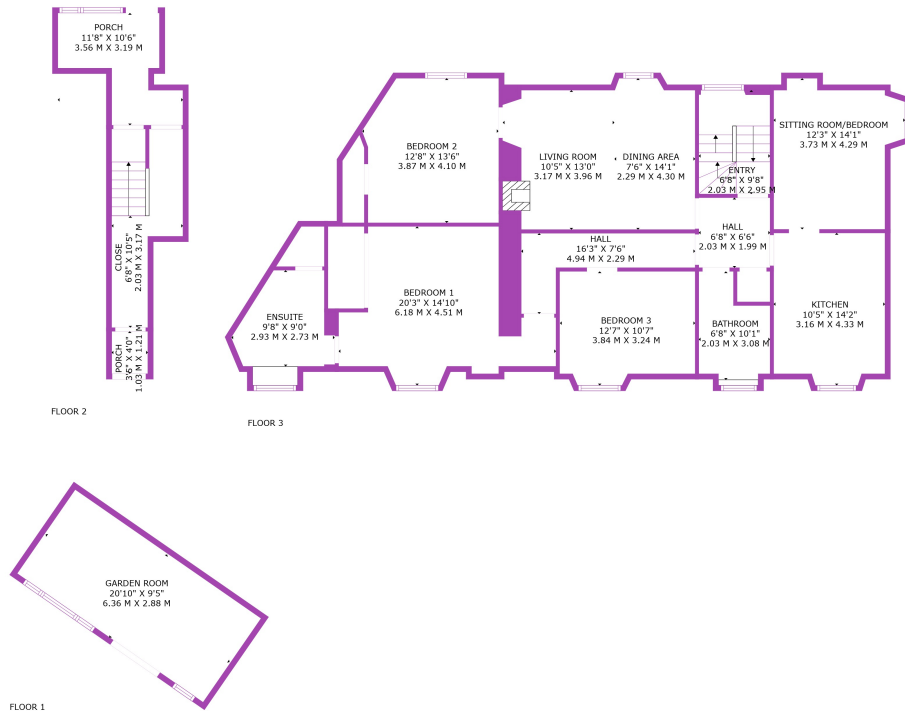
#### Council Tax Band

Band B

#### Disclaimer

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**TOTAL: 1772 sq. ft, 165 m<sup>2</sup>**  
 FLOOR 1: 200 sq. ft, 19 m<sup>2</sup>; FLOOR 2: 99 sq. ft, 9 m<sup>2</sup>; FLOOR 3: 1473 sq. ft, 137 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 91 sq. ft, 8 m<sup>2</sup>  
 WALLS: 165 sq. ft, 16 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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