



Burnside Cottage
Auchencloigh
P.O.A.

GREIG
Residential



Burnside Cottage

Galston, KA4 8NP

Immerse yourself within the rolling Ayrshire countryside by considering this charming four apartment semi detached cottage located within the idyllic rural hamlet of Auchencloigh. Boasting spacious accommodation over two level with superb versatility for single single storey or family living complete with contemporary neutral decor and stylish fixtures and fittings throughout. Set on a substantial plot with uninterrupted countryside outlooks, extensive well maintained private gardens with a long sweeping driveway and ample off street parking this ticks every box. Conveniently situated between Sorn and Galston providing ease of access to schooling and all local amenities, this is the perfect rural retreat and is sure to impress even the most discerning of buyers.





Hallway

2.60m x 1.45m (8' 6" x 4' 9") Access is given via an outer UPVC door to a welcoming entrance hallway boasting neutral decor, practical storage cupboard and fitted carpet. Door access is given to the living room, bedroom three/dining room and a carpeted staircase lead to the upper level.

Lounge

4.96m x 5.16m (16' 3" x 16' 11") Generously proportioned main apartment offering neutral decor, feature log burner within a brick surround, plentiful space for free standing furniture, fitted carpet, a double glazed window to the front and side and a door leading to the rear hallway.

Rear Hallway

1.01m x 3.22m (3' 4" x 10' 7") The rear hallway offers neutral decor, tiled flooring, a double glazed window to the side and provides access to the kitchen, bathroom and an outdoor leads to the rear garden.

Kitchen/Dining

3.88m x 3.58m (12' 9" x 11' 9") Stylish fully fitted kitchen complete with white shaker style wall and base storage units, complimentary oak effect work surface, plumbing and space for range cooker, washing machine, fridge freezer and dish washer, composite sink and drainer, neutral decor, tiled flooring and two double glazed windows to the side.

Bathroom

2.77m x 1.94m (9' 1" x 6' 4") The family bathroom comprises of a wash hand basin and vanity unit, wc, bath, corner shower cubicle tiling to walls and flooring and a double glazed opaque window to the side.

Dining Room/Bedroom Three

3.25m x 4.18m (10' 8" x 13' 9") A spacious flexible second apartment located on the lower level that could be flexible utilised as third double bedroom offering neutral decor, fitted carpet and a double glazed window to the front and side.

Bedroom One

3.62m x 5.38m (11' 11" x 17' 8") The impressive master bedroom is a generous double boasting neutral decor, fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the front and side.

Bedroom Two

3.65m x 2.96m (12' 0" x 9' 9") A spacious double bedroom with neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Externally

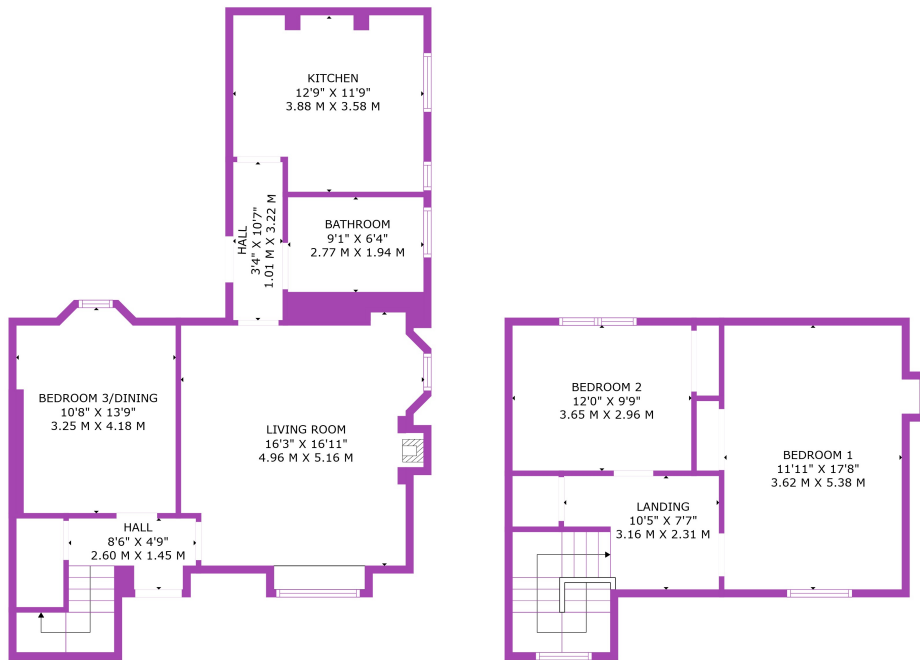
This property further benefits from extensive private gardens complete with a large well manicured lawn and a paved patio perfect for alfresco dining and entertaining. A large sweeping driveway leads to the property with a chipped driveway providing ample off street parking.

Council Tax Band

Band D

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



FLOOR 1

FLOOR 2



Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk