



5 Muirburn Cottage  
Auchencloigh  
P.O.A.

GREIG  
*Residential*





# 5 Muirburn Cottage

Galston, KA4 8NP

Nestled in the charming hamlet of Auchencloigh, this impressive five apartment detached bungalow boasts an abundant all on the level floor plan spanning over 172 square meters, offering outstanding flexibility to suit a variety of lifestyles. Set on a wraparound plot with extensive private gardens, ample off street parking, and a large double garage, this superb family home truly has it all.

Ideally situated between the towns of Sorn and Galston, Auchencloigh provides easy access to local amenities and schooling, while being surrounded by breathtaking rolling countryside outlooks. Combining convenience with picturesque rural living, this property offers the perfect balance and is sure to captivate even the most discerning of buyers





#### Porch

2.02m x 3.97m (6' 8" x 13' 0") Access is given to a welcoming entrance porch offering neutral decor, tiled flooring, a double glazed window to the side and a door leading to the hallway.

#### Hallway

3.44m x 1.82m (11' 3" x 6' 0") Spacious hallway boasting neutral decor, practical storage cupboard and fitted carpet. The hallway gives access to all apartments.

#### Lounge

6.58m x 4.02m (21' 7" x 13' 2") Generously proportioned main apartment offering soft decor, feature fire place, ceiling coving, fitted carpet and a double glazed window to the front.

#### Kitchen/Dining Room

3.01m x 3.36m (9' 11" x 11' 0") 4.97m x 3.03m (16' 4" x 9' 11") Fully fitted dining sized kitchen complete with ample wall and base storage units, integrated oven, gas hob, stainless steel sink and drainer, plumbing and space for a washing machine and tumble drier, neutral decor, plentiful space for dining table and chairs, tiled flooring, double glazed window to the side and patio doors over looking and providing access to the rear garden.

#### Utility Room

1.85m x 3.26m (6' 1" x 10' 8") Practical utility comprising of additional under counter units, stainless steel sink and drainer, housing central heating unit, neutral decor, tiled flooring and a door to the side.

#### Family Room/BedroomFour

4.49m x 3.87m (14' 9" x 12' 8") A spacious apartment that could be flexibly utilised offering neutral decor, ceiling coving, fitted carpet and a double glazed window to the rear.

#### Bedroom One

5.42m x 4.23m (17' 9" x 13' 11") The master bedroom is a generous double boasting soft neutral decor, triple fitted wardrobes, ceiling coving, fitted carpet and a double glazed window to the rear.

#### En-Suite

1.87m x 1.64m (6' 2" x 5' 5") Practical en-suite shower room comprising of a wash hand basin, wc, shower cubicle with mains shower, fully tiled, heated towel rail, vinyl flooring and a double glazed window to the rear.



#### Bedroom Two

4.97m x 3.80m (16' 4" x 12' 6") A spacious double bedroom with soft decor, double fitted wardrobe and practical storage cupboard, ceiling coving, fitted carpet and a double glazed window to the side.

#### Bedroom Three

3.59m x 5.06m (11' 9" x 16' 7") A good sized bedroom offering soft decor, double and single fitted wardrobes providing ample storage, ceiling coving, fitted carpet and double glazed window to the front.

#### Walk in Storage Cupboard/Home Office

1.91m x 2.48m (6' 3" x 8' 2") A large practical storage cupboard that could be flexibly utilised as a home office.

#### Bathroom

2.54m x 3.09m (8' 4" x 10' 2") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, shower cubicle with electric shower, wall panelling, wet wall finish around shower, vinyl flooring and a double glazed window to the rear.

#### Externally

This property is set on a substantial wrap around plot offering mature gardens complete with a large spacious lawn area, mature shrubbery and a large chipped driveway allowing for ample off street parking and leading to the integral double garage.

#### Council Tax Band

Band F

#### Disclaimer

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A map showing a location marked with a blue pin. The map is light gray with white lines for roads. A road is labeled 'Monk Rd'. A blue pin is placed on a road, and a small blue triangle is also visible on a nearby road.

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