



Grougar Cottage

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Moscow
P.O.A.

GREIG
Residential



Grougar Cottage

Moscow, Galston, KA4 8PW

Introducing Grougar Cottage — a stunning seven apartment detached modern villa, beautifully set within the idyllic village of Moscow with immediate open countryside surrounding. Offering a spacious and flexible layout over two levels, this impressive family home features a bright and airy conservatory and provides versatile living to suit a variety of lifestyles. Positioned on a wonderful wraparound plot, the property enjoys generous private gardens and a large driveway with ample parking — ideal for family life and entertaining alike.

Moscow offers a peaceful semi rural setting surrounded by the rolling Ayrshire countryside, while still being within easy reach of Galston and Kilmarnock, both offering excellent amenities and direct transport links to Glasgow. Combining modern living with a tranquil village location, Grougar Cottage truly offers the best of both worlds — a home sure to impress all who view.





Entrance Porch

2.56m x 1.13m (8' 5" x 3' 8") Access off given to a welcoming entrance porch boasting neutral decor, tiled flooring and a door to the hallway.

Hallway

4.97m x 3.59m (16' 4" x 11' 9") The spacious hallway offers soft decor, ceiling coving, fitted carpet and provides access to the lounge, kitchen, utility, bedroom and bathroom.

Lounge

5.07m x 4.98m (16' 8" x 16' 4") Generously proportioned main apartment offering soft decor, feature fireplace, ceiling coving, fitted carpet and a double glazed window to the front.

Conservatory

7.69m x 2.71m (25' 3" x 8' 11") Impressive conservatory providing additional family space with double glazed windows providing open views, neutral decor, plentiful space for free standing furniture and laminate flooring.

Kitchen

4.27m x 4.05m (14' 0" x 13' 3") Fully fitted kitchen complete with ample wall and base storage units, complementary work surface, integrated oven, electric hob, integrated dish washer, composite sink and drainer, neutral decor, vinyl flooring, a double glazed window to the rear and access to the utility.

Utility Room

3.95m x 3.49m (13' 0" x 11' 5") Practical separate utility room providing additional wall and base storage units with complementary work surface, sink and drainer, tiling to walls, vinyl flooring and ceiling coving. Double glazed window to the side and door leading out into the gardens.

Dining/Family Room

5.06m x 4.26m (16' 7" x 14' 0") Rear facing family room that could be flexibly utilised complete with soft decor, ceiling coving, fitted carpet and a double glazed window overlooking the gardens. Door access to conservatory.

Bedroom Two

4.42m x 4.13m (14' 6" x 13' 7") Bedroom two is conveniently located on the lower level boasting soft decor, ceiling coving, fitted carpet, double glazed window to the front and access to a 'Jack n Jill' en-suite. A flexible apartment.

Family Bathroom

2.51m x 2.92m (8' 3" x 9' 7") The family bathroom located on the lower level with door access to the second bedroom, comprising of a wash hand basin, large corner bath with over head electric shower, neutral decor, ceiling spotlights, fitted carpet and a double glazed window to the side.

Bedroom One

6.63m x 4.42m (21' 9" x 14' 6") The master bedroom is an impressive double offering neutral decor, ceiling coving, two double fitted wardrobes offering ample storage, fitted carpet and a double glazed window to the front.

Bedroom Three

6.69m x 3.82m (21' 11" x 12' 6") Spacious double bedroom with neutral decor, two double fitted wardrobes, fitted carpet and a double glazed window to the front.

Bedroom Four

4.77m x 2.88m (15' 8" x 9' 5") Bedroom four is a spacious apartment that could be utilised as a home office boasting soft decor, practical storage cupboard, fitted carpet and a double glazed window to the rear. Access is given via a staircase to the floored loft.

Floored Loft

13.29m x 4.55m (43' 7" x 14' 11") Extensive floored loft with a staircase providing access, boasts plentiful storage space.

Bathroom

3.79m x 1.91m (12' 5" x 6' 3") Completing the accommodation is the bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, fully tiled, ceiling spotlights, fitted carpet and double glazed window to the rear.

External

Positioned on a generous plot within a desirable countryside location, this family villa boasts generous garden grounds. The front mature gardens provide a selection of shrubbery and small trees. Plentiful parking is available directly to the front. The sizeable rear gardens are mostly laid with a manicured lawn, also providing paved pathways and a selection of shrubbery.

Council Tax

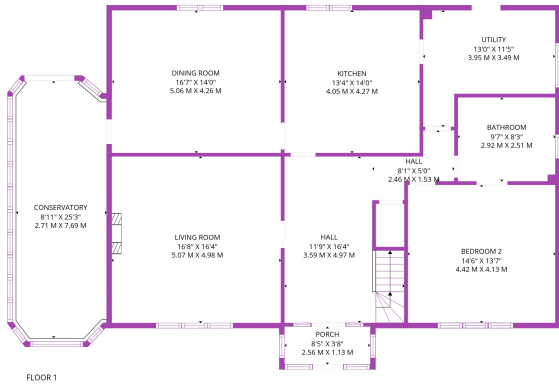
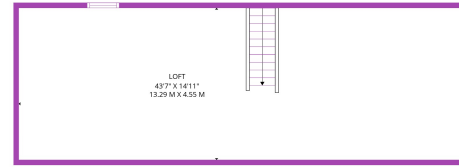
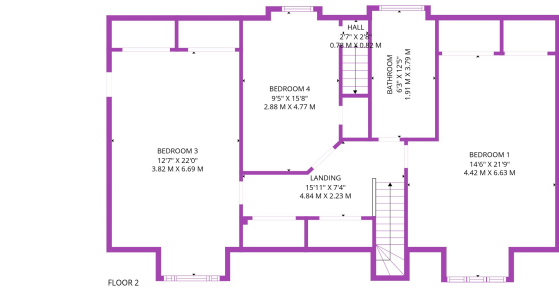
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TOTAL: 2700 sq. ft, 251 m²

FLOOR 1: 1443 sq. ft, 134 m², FLOOR 2: 988 sq. ft, 92 m², FLOOR 3: 269 sq. ft, 25 m²

EXCLUDED AREAS: LOW CEILING: 430 sq. ft, 40 m², UTILITY: 117 sq. ft, 11 m², PORCH: 32 sq. ft, 3 m², WALLS: 237 sq. ft, 22 m²

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