



31 Castlevue Avenue  
Galston, KA4 8JP  
P.O.A.

**GREIG**  
*Residential*





# Castlevue Avenue

Galston, KA4 8JP

Introducing to the market this two bedroom terraced villa, situated in the heart of Galston with immediate access to local amenities and transport links. Featuring spacious accommodation across two levels and complemented by low maintenance private gardens, this property is an ideal choice for first-time buyers, families, or those looking to downsize, and is certain to impress all who view.





### Hallway

2.46m x 1.89m (8' 1" x 6' 2") Accessed via outer UPVC opaque double glazed door, gives access to the lounge and upper level via carpeted staircase, three generous sized storage cupboards and double glazed window to the side of the property.

### Livingroom

3.06m x 6.43m (10' 0" x 21' 1") Generously proportioned main apartment boasting dual aspect double glazed windows, ceiling coving, feature electric fireplace, fitted carpet, ample space for a dining area and gives access to the kitchen.

### Kitchen

3.16m x 2.49m (10' 4" x 8' 2") Fitted kitchen featuring an array of wall and base units, beech wood effect worktops, stainless steel sink and drainer, plumb space for cooker, washing machine and fridge freezer, under stair storage cupboard, vinyl flooring, double glazed window to rear and UPVC opaque double glazed door to rear gardens.

### Bedroom One

3.5m x 3.44m (11' 6" x 11' 3") Generous double bedroom featuring built in wardrobe and overhead storage, additional storage cupboard, fitted carpet, double glazed window to the front.

### Bedroom Two

3.53m x 3.09m (11' 7" x 10' 2") Double bedroom featuring fitted carpet and double glazed window to the rear.



### Shower Room

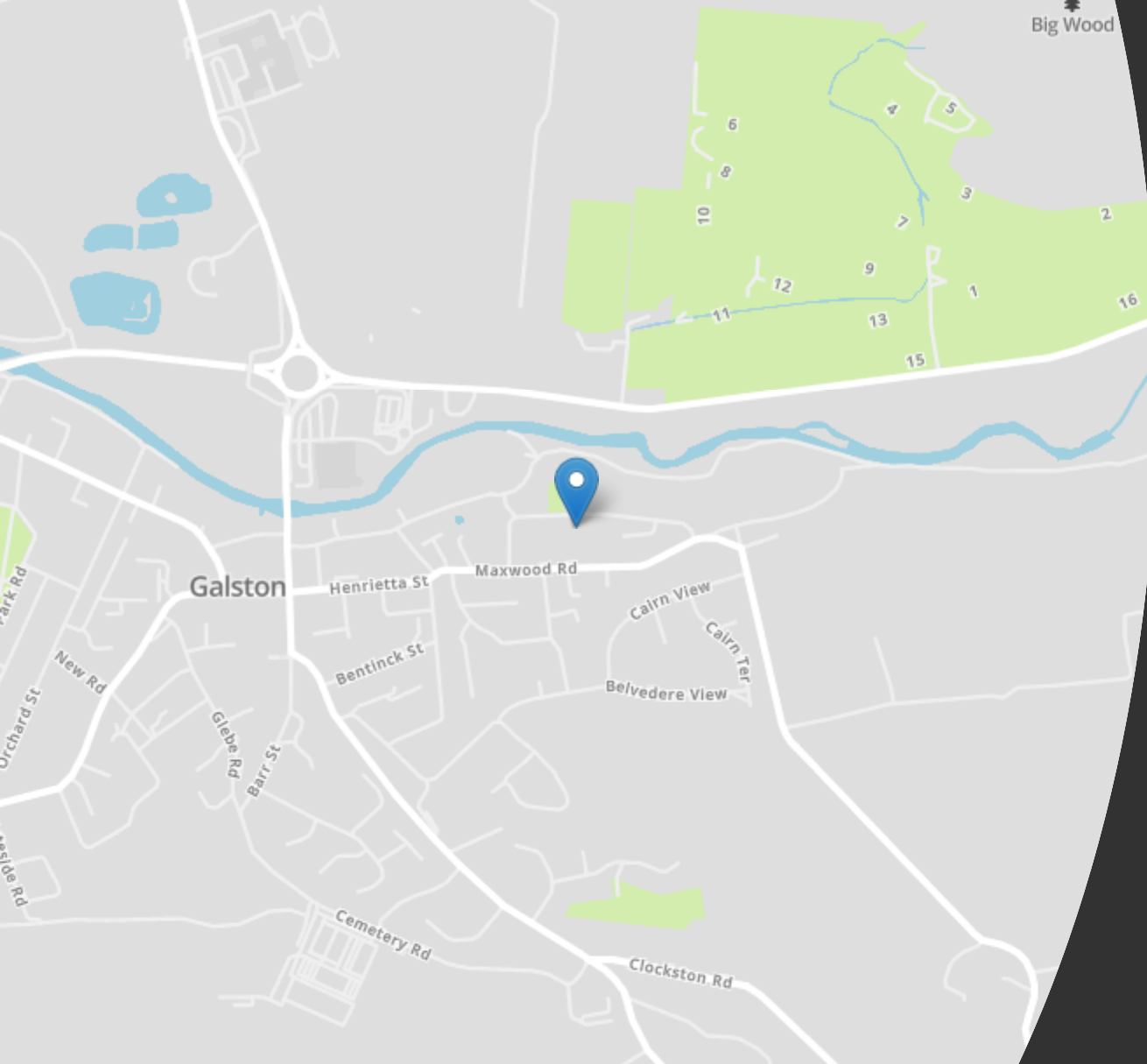
1.69m x 1.86m (5' 7" x 6' 1") Completing this property is a wet-room style shower room comprising of WC, wash hand basin, electric shower, crisp white tiles to the wall, double glazed opaque window to the rear.

### Externally

This property boasts spacious front and rear gardens, the front garden features mature shrubbery and is laid to chip with ease of maintenance in mind. The rear garden is also low maintenance laid to chip, offering privacy and a slabbed patio area perfect for relaxing.

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