



7 St Marys Holm  
Galston, KA4 8FB  
P.O.A.

**GREIG**  
*Residential*



# St Marys Holm

Galston, KA4 8FB

Proudly introducing this impressive three bedroom modern detached bungalow boasting a preferred head of cul de sac, elevated position within a rarely available, exclusive development in a well regarded area of Galston with stunning welcoming open countryside outlooks to the rear. Having been built around only three years ago, this upgraded bungalow is complete with stylish fixtures and fittings internally, impressive added garden room and sizeable low maintenance landscaped gardens. With generous apartments conveniently all on the level, this home would suit a variety of purchasers providing a master en suite and dining sized kitchen also.





### Hallway

With access via the outer composite door, the welcoming entrance hallway provides door access to all apartments, complete with crisp white decor, laminate flooring and practical double storage cupboard.

### Formal Lounge

4.83m x 3.95m (15' 10" x 13' 0") The formal lounge is a generously proportioned main apartment comprising of soft neutral decor with ceiling coving, fitted carpet and double glazed window to the front. Plentiful space for freestanding furniture.

### Kitchen/Dining

6.08m x 3.88m (19' 11" x 12' 9") The impressive dining sized kitchen offers a range of stylish handle-less grey gloss wall and base storage units with contrasting work surfaces, black composite sink and drainer, integrated appliances including double oven, induction hob, dishwasher and washing machine. Plumbing/space for American style fridge/freezer, neutral decor, ceiling spotlights, laminate flooring and two double glazed windows to the side. Breakfast bar seating area, plentiful space for dining table and chairs, double glazed French doors leading out into the rear gardens.

### Bedroom One

3.83m x 2.93m (12' 7" x 9' 7") The master bedroom is a generous double and is rear facing with a double glazed window providing garden views. Fitted wardrobes providing storage space, crisp white decor and fitted carpet.

### Master En Suite

2.93m x 1.18m (9' 7" x 3' 10") Three piece master en suite comprising of wash hand basin, wc and double shower cubicle, modern tiling to walls and floor, heated towel rail and double glazed opaque window to the side.

### Bedroom Two

2.80m x 2.55m (9' 2" x 8' 4") The second double bedroom offers white decor, ceiling coving, fitted carpet and a double glazed window to the rear.

### Bedroom Three

3.55m x 2.88m (11' 8" x 9' 5") The third bedroom is a double room offering neutral decor, laminate flooring and front facing double glazed window.

### Bathroom

2.92m x 2.10m (9' 7" x 6' 11") Completing the internal accommodation is the three piece family bathroom comprising of feature freestanding bath, wash hand basin and wc combination unit. Contemporary tiling to walls and floor, chrome heated towel rail and double glazed opaque window to the rear.

### Garden Room

4.98m x 2.86m (16' 4" x 9' 5") Positioned with the rear garden is this magnificent garden room which could lend itself to a multitude of uses including family space, home office, gym or for entertaining, complete with stylish decor, laminate flooring, infrared heating, electric internet connection, colour changing lights and ceiling spotlights.

### External

Positioned on an excellent plot, this modern bungalow provides generous landscaped garden grounds to the front and rear. To the front is a sizeable manicured lawn with decorative chipped borders and private monobloc driveway boasting ample off street parking. The rear gardens are lovingly maintained and comprise of decorative paved steps leading to a generous lawn and raised modern decked patio, housing the impressive garden room. The garden is enclosed by fencing allowing a safe outdoor family space, neighboured by immediate countryside.

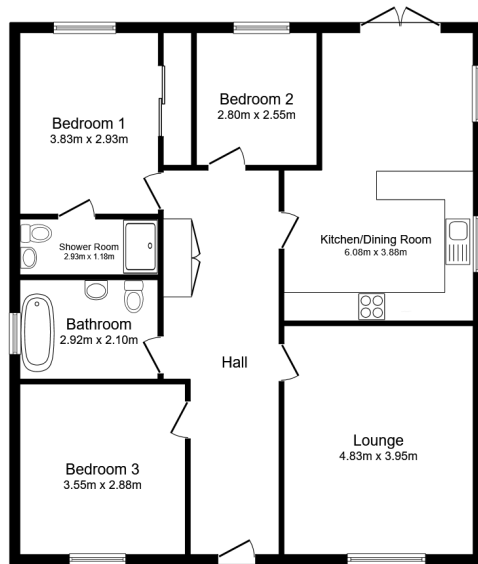
### Council Tax

Band E

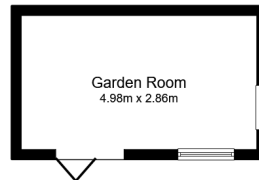
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Floor Plan



Outbuilding

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Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)