



17b Church Lane

Galston, KA4 8HE

Offers Over £65,000

GREIG
Residential



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Perfectly positioned boasting a central location within a quaint pocket in the heart of Galston, sitting alongside the Burn Anne is this modern two bedroom upper floor flat. Presented in excellent condition throughout having been lovingly maintained by the current owners with soft modern decor, this flat is further complemented by private garden grounds to the rear and a parking space to the front. The ideal downsize, first time buy or investment property, we are confident this property will appeal.





Entrance

1.14m x 0.99m (3' 9" x 3' 3") Private entrance vestibule accessed via the outer white UPVC door, with carpeted staircase, white decor and laminate flooring.

Hallway

3.85m x 2.96m (12' 8" x 9' 9") The 'L' shaped hallway provides door access to all apartments, complete with crisp white decor, laminate flooring and practical storage cupboard.

Lounge

4.13m x 3.28m (13' 7" x 10' 9") The generously proportioned main apartment offers soft tasteful decor, laminate flooring and generous double door storage cupboard. Double glazed window to the front and plentiful space for freestanding furniture.

Kitchen

2.76m x 1.72m (9' 1" x 5' 8") Modern fitted kitchen providing a range of white gloss wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven, electric hob and hood. Plumbing/space for washing machine and fridge, ceiling spotlights, neutral decor and vinyl flooring. Double glazed window to the rear.

Bedroom One

3.28m x 3.18m (10' 9" x 10' 5") The master bedroom is a generous double offering neutral decor, fitted carpet and double door fitted wardrobe. Double glazed window to the rear.

Bedroom Two

3.12m x 2.76m (10' 3" x 9' 1") The second double bedroom is complete with neutral decor, laminate flooring and a front facing double glazed window.

Bathroom

2.01m x 1.70m (6' 7" x 5' 7") Completing the accommodation is the three piece bathroom suite comprising of wash hand basin, wc and bath with mains overhead shower. Modern wet wall finish to walls, vinyl flooring and ceiling spotlights.

External

Private rear gardens are landscaped comprising of a lawn and decked patio, bordered by fencing. Car parking space is available to the front.

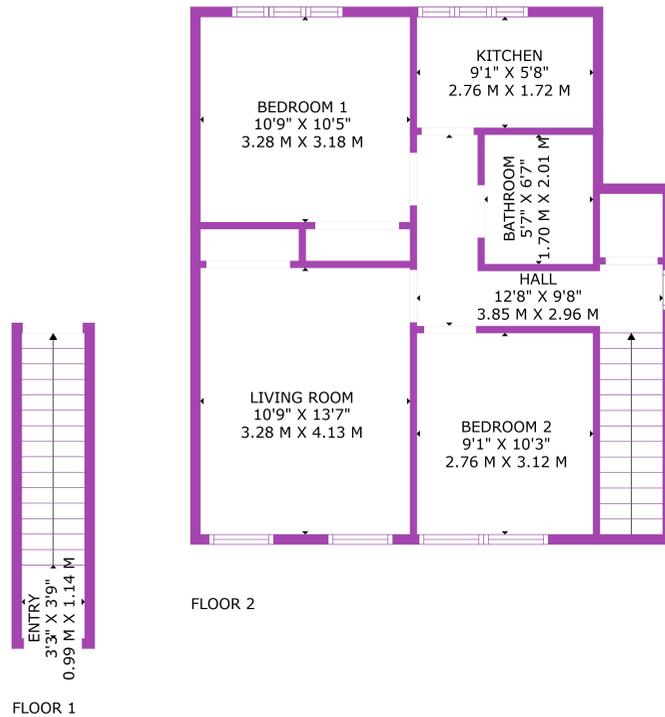
Council Tax

Band B

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TOTAL: 641 sq. ft, 60 m²
BELOW GROUND: 50 sq. ft, 5 m²; FLOOR 2: 591 sq. ft, 55 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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