



Cessnock Lodge

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P.O.A.

**GREIG**  
*Residential*



# Cessnock Lodge

Galston, KA4 8LH

Immerse yourself within the rolling Ayrshire Countryside by considering this substantial seven apartment traditional villa. Nestled on the periphery of Cessnock woods, Cessnock lodge forms part of a converted farm house and boasts an abundant floor plan over two levels complete with seven flexible apartments including an impressive mezzanine. This truly unique villa boasts a wealth of traditional characterful features throughout. Set on a generous plot with ample off street parking and elevated rear gardens surrounded by country outlooks. Enjoy this impressive semi rural location with superb walks through Cessnock woods and along the Burn Anne while remaining highly accessible with the ever popular town of Galston less than a mile away providing immediate access all local amenities, only 25 minutes South of Glasgow and 20 minutes from the coast.

This superb family home offers the idyllic rural lifestyle and is sure to impress even the most discerning of buyers.





#### Hallway

5.25m x 1.05m (17' 3" x 3' 5") Access is given via an outer wooden door to a welcoming entrance hallway boasting contemporary decor, ceiling coving and fitted carpet. Door access is given to the lounge, bedroom three, bathroom and office.

#### Office/Box Room

2.30m x 1.74m (7' 7" x 5' 9") Located on the lower level a practical office offering neutral decor, fitted carpet and a double glazed window to the front.

#### Bedroom Three

5.25m x 2.40m (17' 3" x 7' 10") Conveniently located on the lower level, bedroom three is a spacious double bedroom with neutral decor, ceiling coving, fitted carpet and a double glazed window to the front. This is a flexible use room and would make a great family space.

#### Bathroom

3.40m x 2.30m (11' 2" x 7' 7") The family bathroom comprises of a wash hand basin with vanity unit, wc, bath, white wet wall finish with decorative panelling, ceiling coving and laminate flooring.

#### Lounge

5.94m x 5.41m (19' 6" x 17' 9") Generously proportioned main apartment featuring a vaulted ceiling with exposed original beams, neutral decor, superb log burning stove, plentiful space for free standing furniture, laminate flooring, double glazed skylight velux windows, a staircase to the mezzanine level and a door to the sitting room.

#### Mezzanine

Stunning galleried/ open mezzanine level apartment, flexible in use boasting neutral decor, storage cupboard, exposed original beams, ceiling spotlights, laminate flooring and two double glazed velux windows.

#### Sitting Room

3.23m x 4.69m (10' 7" x 15' 5") Spacious second apartment offering neutral decor, exposed traditional beams, practical storage cupboard, laminate flooring, a double glazed window to the side and double doors leading to the dining room.

#### Dining Room

6.36m x 3.04m (20' 10" x 10' 0") The dining room boasts contemporary decor, walk in storage cupboard, plentiful space for free standing furniture, laminate flooring, stair case to the upper level, double glazed window to the rear and door access to the rear garden.

#### Kitchen

4.00m x 3.84m (13' 1" x 12' 7") Fully fitted kitchen complete with cream gloss wall and base storage units with complimentary work surface, integrated oven, ceramic gas hob and hood, stainless steel sink and drainer, plumbing and space for a washing machine, fridge freezer and tumble drier, neutral decor, laminate flooring and a double glazed window to the side and rear.

#### Bedroom One

5.37m x 4.12m (17' 7" x 13' 6") The impressive master bedroom is a generous double offering neutral decor, fitted carpet and a double glazed window to the side.

#### Bedroom Two

4.01m x 2.43m (13' 2" x 8' 0") A spacious double bedroom with contemporary decor, fitted mirrored door wardrobes, fitted carpet and a double glazed window to the side.

#### Shower Room

1.91m x 1.51m (6' 3" x 4' 11") Completing the accommodation is the shower room comprising of a wash hand basin, wc, shower cubicle with electric shower, wet wall finish, laminate flooring and a double glazed opaque window to the side.

#### Externally

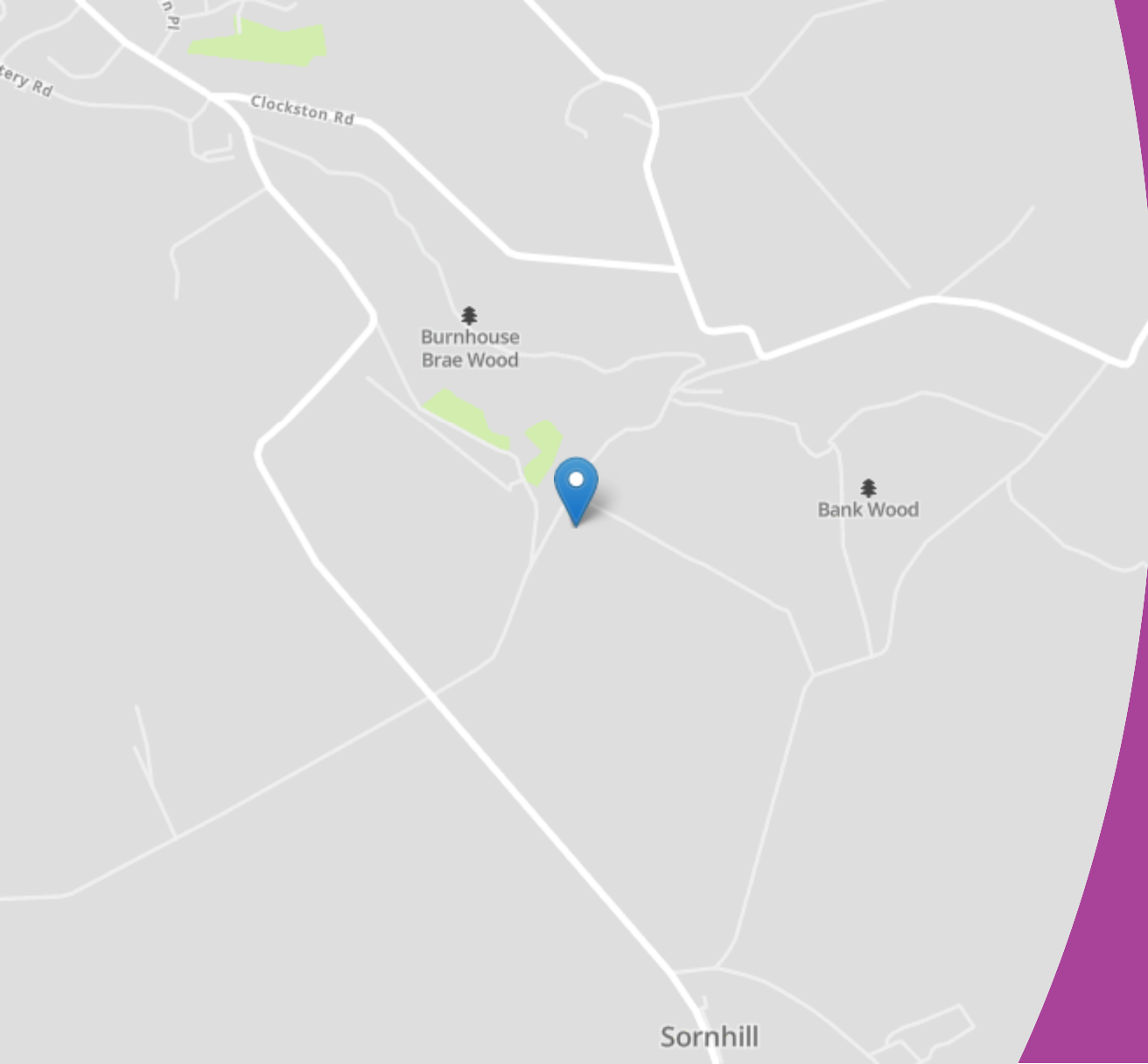
This property boasts an impressive plot with private front and rear gardens, the front garden is complete with a large mono blocked driveway allowing for ample off street parking whilst the rear garden offers an area laid to astro turf, an elevated patio perfect for al fresco dining and a large lawn surrounded by open countryside outlooks.

#### Council Tax Band

Band D

#### Disclaimer

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