



85 BELVEDERE VIEW

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Galston, KA4 8QD  
P.O.A.

**GREIG**  
*Residential*

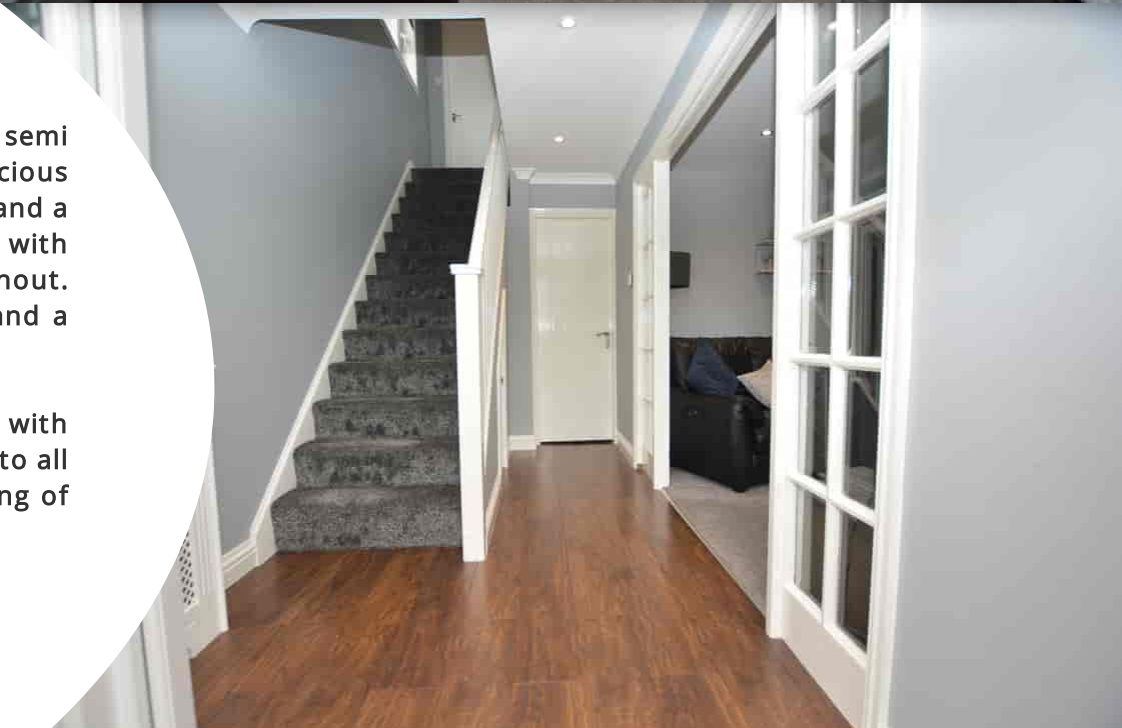


# Belvedere View

Galston, KA4 8QD

Perfectly positioned on an extensive corner plot, this superb three bedroom semi detached villa ticks all the boxes for the ideal family home. Boasting spacious accommodation over two levels with a partial open plan layout to the lounge and a large dining sized kitchen, this superb villa has been beautifully presented with contemporary stylish decor and modern fixtures and fittings throughout. Complimented by spacious landscaped gardens to the front, side and rear and a detached garage.

Located on the periphery of Galton offering an idyllic semi rural location with uninterrupted countryside views to the rear whilst maintaining ease of access to all local amenities and schooling, this is sure to impress even the most discerning of buyers.







### Hallway

4.21m x 1.95m (13' 10" x 6' 5") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway boasting contemporary decor, practical under stairs storage cupboard, ceiling coving and spotlights, walnut effect laminate flooring and a full length double glazed window. The hallway offers a partial open plan layout to the lounge, door access to the kitchen and a carpeted staircase leads to the upper level.

### Lounge

4.08m x 3.04m (13' 5" x 10' 0") A generously proportioned main apartment featuring a partial open plan layout to the hallway, stylish contemporary decor, ceiling spotlights, fitted carpet and a double glazed window to the front.

### Kitchen

5.06m x 3.47m (16' 7" x 11' 5") Modern full fitted dining sized kitchen complete with contemporary cream gloss wall and base units offering ample storage with complimentary walnut effect work surface, plumbing and space for a range cooker, fridge freezer, washing machine and dish washer, stainless steel sink and drainer, neutral decor, breakfast bar seating area, ceiling spotlights and coving, plentiful space for dining table and chairs, laminate flooring and double glazed french doors to the rear providing access to the garden whilst offering immediate countryside views.

### Bathroom

1.95m x 1.83m (6' 5" x 6' 0") The family bathroom comprises of a wash hand basin, wc and vanity combination set, bath with overhead mains shower, stylish wet wall finish to walls, wet wall ceiling, contemporary laminate flooring and a double glazed opaque window to the rear.

### Bedroom One

4.17m x 2.61m (13' 8" x 8' 7") The master bedroom is a generous double bedroom offering contemporary neutral decor, fitted carpet and a double glazed window to the front.

### Bedroom Two

3.60m x 3.03m (11' 10" x 9' 11") A spacious double bedroom with contemporary decor, practical storage cupboard, fitted carpet and a double glazed window to the rear providing open countryside views.

### Bedroom Three

3.21m x 2.35m (10' 6" x 7' 9") Bedroom three offers neutral decor, over stairs storage cupboard, fitted carpet and a double glazed window to the front.

### Externally

Positioned on an extensive corner plot and a detached garage to the side. The front garden is complete with a large well manicured lawn and spacious paved patio to the side. The rear garden is complete with an area laid to lawn and an elevated paved patio with stunning far reaching countryside views perfect for al fresco dining and entertaining.

### Council Tax Band

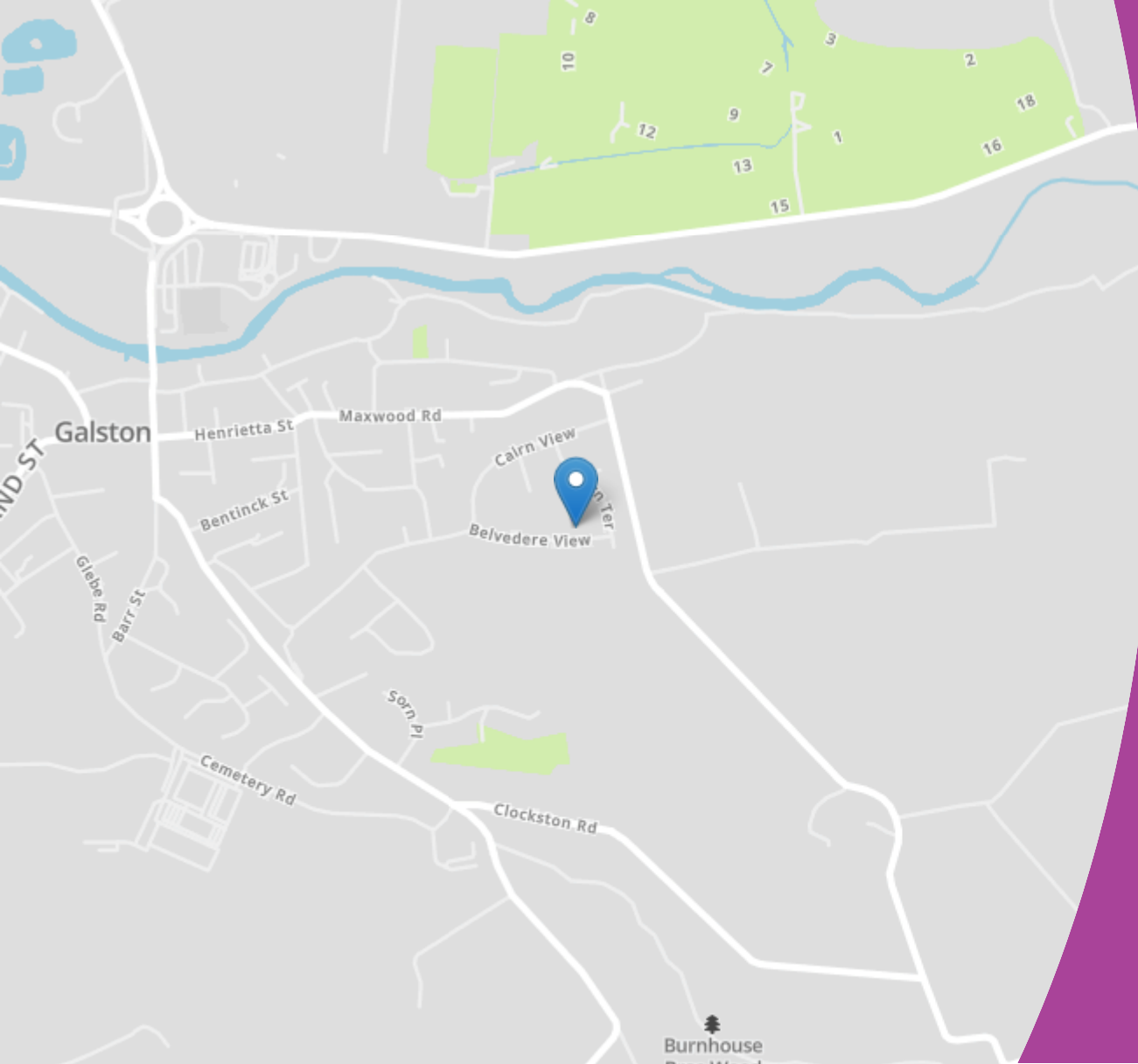
Band C

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# GREIG *Residential*



Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)