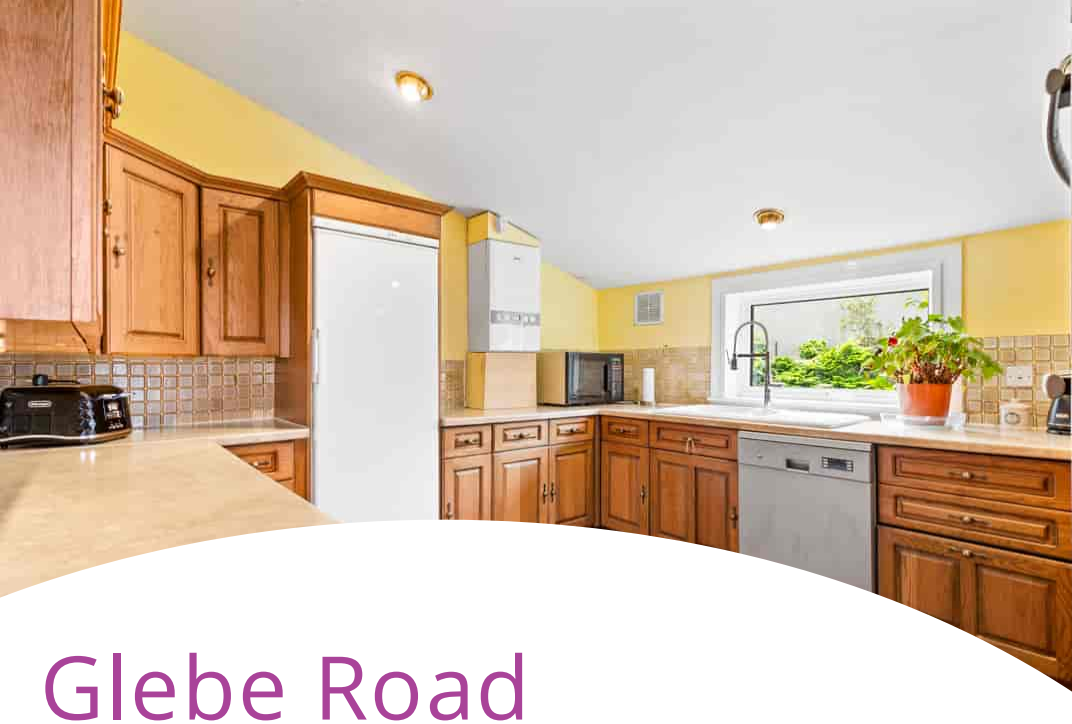




6 Glebe Road  
Galston, KA4 8DS  
P.O.A.

**GREIG**  
*Residential*





# Glebe Road

Galston, KA4 8DS

Perfectly positioned within the heart of Galston, this attractive four apartment red sandstone semi detached villa combines timeless traditional charm with modern comfort. Arranged over two levels, the property offers spacious and versatile living with two generously proportioned family apartments and two impressive sized double bedrooms, all finished with soft neutral decor. Further benefiting from private, well maintained front and rear gardens and located with convenient ease of access to all local amenities and transport links, this rarely available family home ticks every box and is sure to impress even the most discerning of buyers.





### Porch

1.64m x 0.70m (5' 5" x 2' 4") Access is given via wooden storm doors to a welcoming entrance porch boasting original tiled flooring and a wooden and glazed security door leading to the hallway.

### Hallway

2.12m x 7.27m (6' 11" x 23' 10") The grand hallway offers neutral decor, traditional high ceiling with stunning detailed cornicing and architrave, deep skirting boards, practical storage cupboard and fitted carpet. The hallway gives access to the lounge, dining room and a carpeted wooden staircase leads to the upper level.

### Lounge

4.60m x 4.39m (15' 1" x 14' 5") Generously proportioned main apartment boasting soft neutral decor, plentiful space for free standing furniture, traditional high ceiling, detailed cornicing and central rose, feature gas fire with marble hearth, traditional high skirtings, fitted carpet and a large double glazed bay window to the front.

### Family Room/Dining Room

4.17m x 5.48m (13' 8" x 18' 0") A flexible use family room offering neutral decor, storage cupboard, traditional high ceiling and deep skirtings, gas fire set within a decorative surround, fitted carpet and a double glazed window to the rear.

### Kitchen

3.45m x 3.62m (11' 4" x 11' 11") Fully fitted kitchen complete with shaker style wall and base units providing ample storage with complimentary work surface, integrated oven, gas hob, plumbing and space for a washing machine and dish washer, porcelain sink drainer, neutral decor, block wood flooring, a double glazed window to the rear and a door leading to the rear garden.

### Bedroom One

4.17m x 6.54m (13' 8" x 21' 5") The master bedroom is an impressive double complete with soft neutral decor, cornicing, fitted carpet and a large double glazed bay window to the front.

### Bedroom Two

4.17m x 4.06m (13' 8" x 13' 4") A spacious double bedroom with neutral decor, ceiling cornicing, fitted carpet and a double glazed window to the rear.

### Bathroom

2.12m x 4.12m (6' 11" x 13' 6") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity storage, wc, bath, shower cubicle with mains shower, modern decor, half height tiling, tiled flooring and a double glazed window to the front.

### Externally

Set on a generous plot offering well maintained private gardens to the front and rear. The front garden is complete with a well manicure lawn, decorative chips with a paved pathway. The spacious rear garden boasts a large well manicured lawn, paved patio perfect for al fresco dining and a superb workshop that would suit a variety of needs.

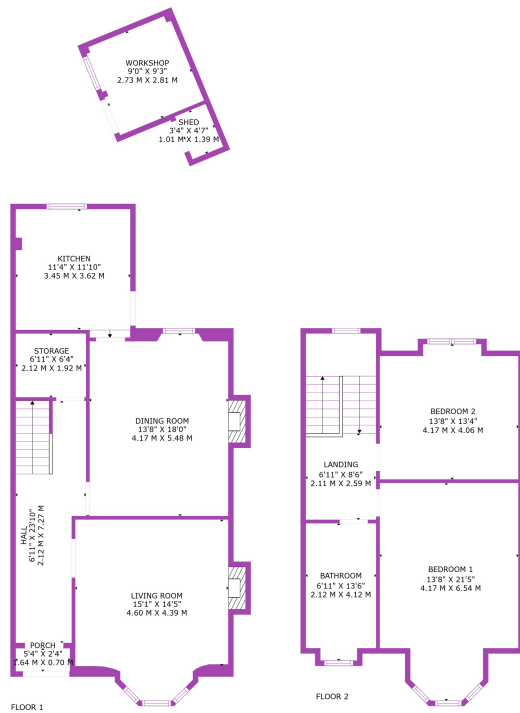
### Council Tax Band

Band D

### Disclaimer

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**TOTAL: 1426 sq. ft, 132 m2**

FLOOR 1: 797 sq. ft, 74 m2, FLOOR 2: 629 sq. ft, 58 m2  
EXCLUDED AREAS: PORCH: 12 sq. ft, 1 m2, STORAGE: 44 sq. ft, 4 m2, SHED: 16 sq. ft, 2 m2,  
WORKSHOP: 83 sq. ft, 8 m2, FIREPLACE: 17 sq. ft, 2 m2, LOW CEILING: 36 sq. ft, 4 m2,  
WALLS: 122 sq. ft, 9 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

