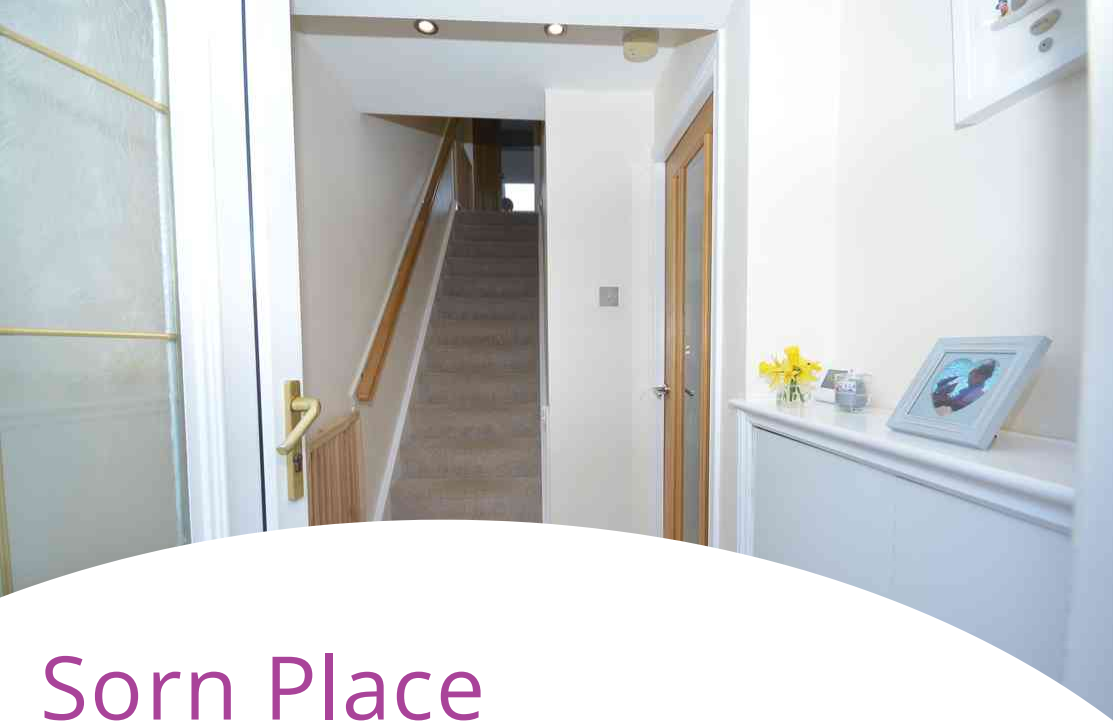




7 Sorn Place  
Galston, KA4 8JA  
P.O.A.

**GREIG**  
*Residential*



# Sorn Place

Galston, KA4 8JA

Greig Residential are delighted to present to the market this spacious extended two bedroom semi-detached family home in the heart of Galston close to local amenities & schooling. Comprising of lounge, dining sized kitchen, sitting room, bathroom, two double bedrooms. This property features a superb detached garden room currently being used as a playroom, as well as excellent outdoor space & driveway. In immaculate move-in condition, this could make the ideal first time buy.







#### Hallway

2.22m x 1.47m (7' 3" x 4' 10") The property is accessed via an outer UPVC double glazed door into the hallway which features soft neutral decor, hardwood flooring & ceiling spotlights. There is a carpeted staircase to the upper level as well as a hardwood oak door to the lounge.

#### Lounge

4.43m x 3.22m (14' 6" x 10' 7") Generously proportioned lounge with double glazed window to the front. This room is complete with soft neutral decor, hardwood oak flooring & feature fireplace. There is a good sized under floor storage cupboard & double oak & glazed doors leading into the dining kitchen.

#### Kitchen

4.25m x 2.65m (13' 11" x 8' 8") Dining size kitchen with door to the sitting room, neutrally decorated with laminate flooring & ceiling spotlights. Kitchen is complete with integrated oven, 5 ring gas burner, dishwasher, washing machine & stainless steel sink & drainer. Double glazed window to the side.

#### Sitting Room

4.03m x 2.49m (13' 3" x 8' 2") The property benefits from a good sized second public room, currently used as a sitting room. With a double glazed window to the rear & UPVC door providing access to the rear gardens. The room is complete with neutral decor, hardwood oak flooring & ceiling spotlights.

#### Bathroom

2.33m x 1.68m (7' 8" x 5' 6") Three piece white suite with over bath mains shower, wc & wash hand basin with vanity set. Complete with contemporary wet wall & neutral tiled finish, tiled flooring, ceiling spotlights & heated towel rail. Double glazed opaque window to the rear.



#### Bedroom One

3.16m x 2.93m (10' 4" x 9' 7") Generous double bedroom with neutral contemporary decor, oak effect laminate flooring & ceiling spotlights. This room benefits from fitted mirrored door wardrobes & there is a double glazed window to the front.

#### Bedroom Two

3.44m x 2.43m (11' 3" x 8' 0") Generous second double bedroom with neutral contemporary decor, ceiling spotlights & fitted mirrored door wardrobes. There is a double glazed window to the front.

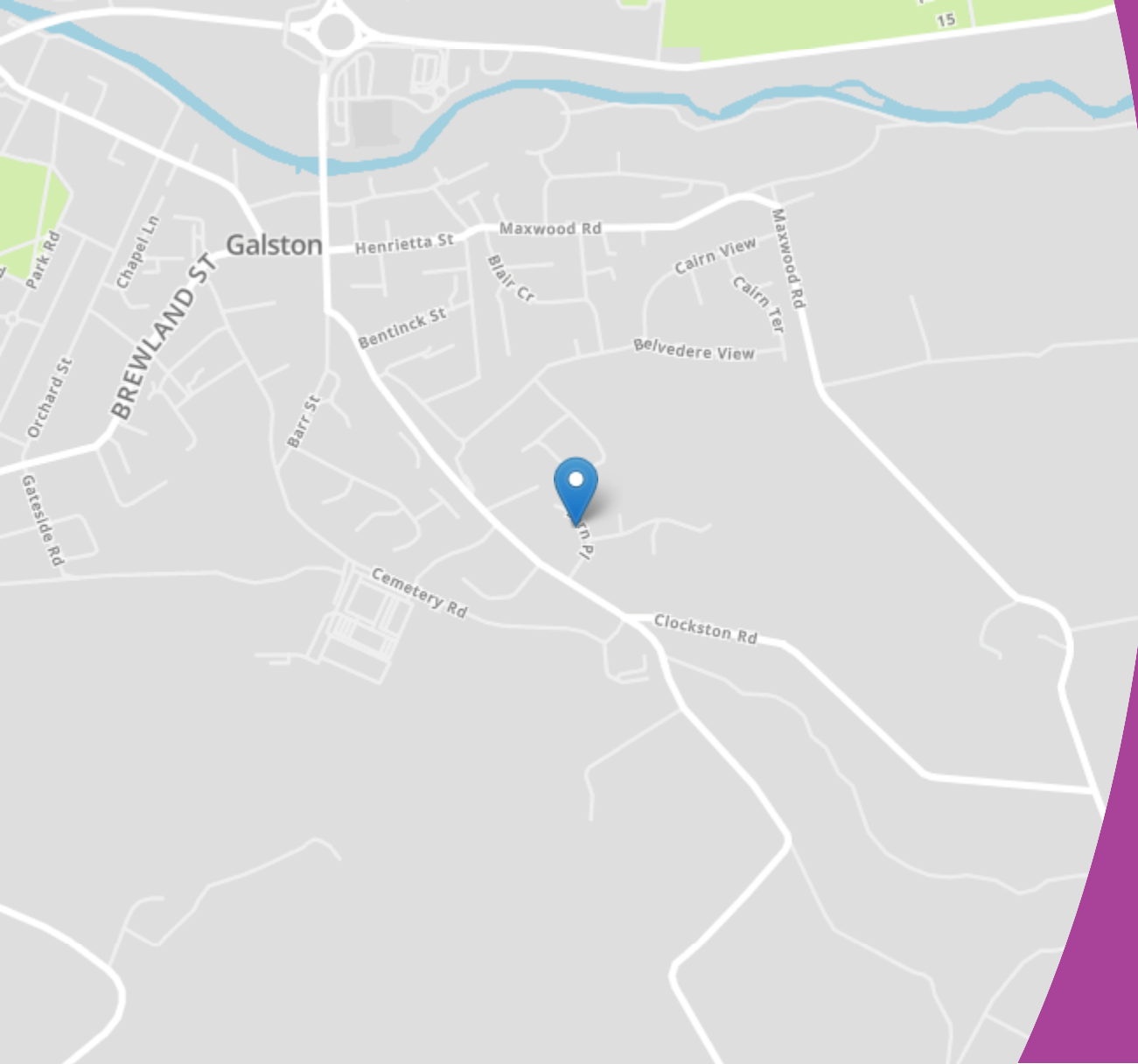
#### Playroom

5.82m x 4.61m (19' 1" x 15' 1") Detached garden room currently being used as a playroom but offering a multi-use space that could make the ideal home office or gym. Generously proportioned with additional wall & base units for utility purposes, with double glazed window to the front, neutral decor, laminate flooring & ceiling spotlights.

#### External

#### DISCLAIMER

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