



16a Blair Street
Galston, KA4 8JE
P.O.A.

GREIG
Residential



Blair Street

Galston, KA4 8JE

Ideally positioned within the heart of Galston, this charming two bedroom terraced cottage is located with ease of access to all amenities, schooling and transport links. Offering spacious accommodation over two levels with neutral decor throughout. Further enhanced by a large private garden to the rear this property would make the ideal first time buy or downsize and is sure to appeal to all that view.





Hallway

1.05m x 2.07m (3' 5" x 6' 9") Hallway accessed via wooden entry door featuring neutral decor, laminate flooring, storage cupboard, gives access to the bathroom and lounge.

Bathroom

2.7m x 2.07m (8' 10" x 6' 9") Located on the ground floor is a four piece bathroom offering WC, wash hand basin, corner bath, tiled mains shower enclosure, ceiling spotlights, half height tiling to the walls, tiled flooring, double glazed opaque window to the rear.

Lounge

4.41m x 4.46m (14' 6" x 14' 8") Generous main apartment featuring soft neutral decor, selection of ambient lighting, feature fireplace, fitted carpet, staircase giving access to upper level, open plan style double door to dining room, double glazed window to the front.

Dining Room

3.32m x 3.51m (10' 11" x 11' 6") Flexible living space currently used as a dining room featuring neutral decor, ceiling coving, fitted carpet, gives access to the kitchen.

Kitchen

2.35m x 2.99m (7' 9" x 9' 10") Modern fitted kitchen offering an array of cream wall and base units, contrasting walnut effect work surfaces, tiled splashback, integrated induction hob, oven and hood, plumbing space for fridge freezer and dishwasher, white composite sink and drainer, vinyl flooring, double glazed window to side, gives access to the rear garden.

Outbuilding

2.79m x 2.06m (9' 2" x 6' 9") Flexible storage space currently housing a washing machine and the boiler.



Bedroom One

3.98m x 3.51m (13' 1" x 11' 6") Generous double bedroom featuring soft neutral decor, fitted carpet, double glazed window to the front, gives access to an en-suite shower room.

En-suite

2.29m x 2.40m (7' 6" x 7' 10") Three piece shower room featuring WC, wash hand basin, tiled mains shower enclosure, double storage cupboard, double glazed opaque window to the rear.

Bedroom Two

2.94m x 2.94m (9' 8" x 9' 8") Double bedroom featuring neutral decor, fitted carpet, fitted double wardrobe, double glazed window to the rear.

Externally

The property features a secure communal entry and a spacious rear garden brimming with potential. Surrounded by mature shrubbery for added privacy, it offers plenty of space for planting and a patio area ideal for al fresco dining.

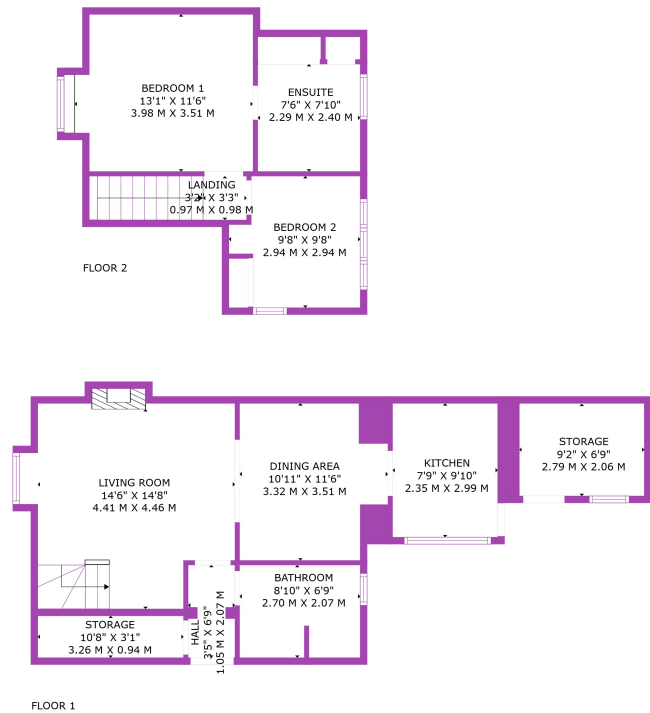
Council Tax Band

Band C

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TOTAL: 861 sq. ft, 80 m²

FLOOR 1: 516 sq. ft, 48 m², FLOOR 2: 345 sq. ft, 32 m²
 EXCLUDED AREAS: STORAGE: 95 sq. ft, 9 m²; BAY WINDOW: 6 sq. ft, 1 m²; FIREPLACE: 8 sq. ft, 1 m²,
 LOW CEILING: 11 sq. ft, 1 m²
 WALLS: 103 sq. ft, 11 m²

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



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