



49 Belvedere View
Galston, KA4 8QB
Offers Over £169,995

GREIG
Residential



Belvedere View

Galston, KA4 8QB

Introducing to the market this pristine three-bedroom extended semi-detached villa situated in the heart of Galston with ease of access to local amenities, transport links and schooling. Offering spacious open plan family living space presented in show home condition with contemporary décor and modern fixtures and fittings throughout, complimented by low-maintenance private gardens boasting immediate open outlooks to the countryside, and plentiful off-street parking, this villa is the ideal family home and is bound to impress all who view.





Hallway

1.92m x 2.11m (6' 4" x 6' 11") Access via outer white UPVC door into hallway offering soft neutral décor, dark oak laminate flooring, door access to lounge, kitchen/dining and carpeted staircase to upper level.

Lounge

3.05m x 4.22m (10' 0" x 13' 10") Generous main apartment offering grey décor, dark oak laminate flooring, featuring wood panelling and double glazed window to the front.

Kitchen/Dining

6.74m x 2.93m (22' 1" x 9' 7") The kitchen/diner boasts an impressive open plan design that extends partially to the conservatory featuring matt grey handleless wall and base units set against contrasting dark oak worktops, an integrated "Neff" induction hob oven, dishwasher, washing machine, microwave, and wine fridge. Additionally, there's a stainless steel sink with drainer, provisions for an American-style fridge freezer, a breakfast bar seating area, ceiling spotlights, dark oak laminate flooring, and a double-glazed window to the side.



Family Room

3.97m x 3.44m (13' 0" x 11' 3") Conservatory with partial open plan layout to kitchen/diner offering neutral décor, dark oak laminate flooring, double glazed windows to three aspects boasting open countryside views with door access to rear gardens.

Bedroom One

3.02m x 4.18m (9' 11" x 13' 9") Generous double bedroom offering grey décor, fitted carpet, fitted wardrobes and double glazed window to the front.

Bedroom Two

3.01m x 3.55m (9' 11" x 11' 8") Generous double bedroom offering navy/grey décor, fitted carpet, fitted wardrobes with modern grey finish and double glazed window to the rear.

Bedroom Three

2.34m x 3.05m (7' 8" x 10' 0") Single bedroom offering contemporary grey décor, fitted carpet, storage cupboard and double glaze window to the front.



Shower Room

1.94m x 1.84m (6' 4" x 6' 0") Newly fitted three piece suite comprising of WC, wash hand basin with floating grey marble effect vanity unit and walk in shower with mixer taps and rainfall shower overhead, matt black heated towel rail, grey tiling to walls and floor with double glazed window to the rear.

External

This property boasts stunning private gardens to the rear , low maintenance fully laid to AstroTurf with access from the conservatory. Providing two decking areas suitable for alfresco dining or overlooking open countryside views.



The property also provides a tarmac driveway with ample off street parking with side access to the rear garden and generous sized brick built garage providing additional storage space.

Garage

3.49m x 5.24m (11' 5" x 17' 2") Providing additional off street parking or storage, currently used as home gym.

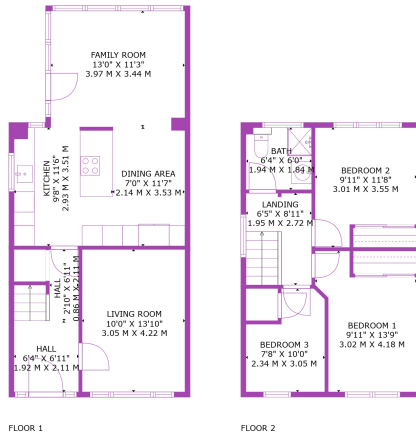
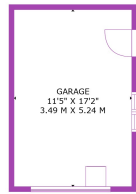
Council Tax Band

Band C

DISCLAIMER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.

GREIG *Residential*



TOTAL: 1004 sq. ft, 94 m²
FLOOR 1: 576 sq. ft, 54 m², FLOOR 2: 428 sq. ft, 40 m²
EXCLUDED AREAS: GARAGE: 197 sq. ft, 18 m²

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



GREIG
Residential

Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk