



62 Lochmhor, Brewland Street
Galston, KA4 8DX
P.O.A.

GREIG
Residential



Lochmhor, Brewland Street

Galston, KA4 8DX

Introducing 'Lochmhor', a charming and characterful four bedroom detached villa centrally located in Galston close to amenities and transport links. With seven generous apartments over two levels, this family home boasts a versatile layout to adapt to any family's requirements. Positioned upon a sizeable plot extending to around one fifth of an acre to include large mature gardens, private driveway and garage, this home is further enhanced by a range of traditional features complemented by modern finishes. This unique, rarely available villa is sure to appeal and early viewings are advised.





Porch

2.02m x 1.17m (6' 8" x 3' 10") With access via the outer wooden door, the practical entrance porch has tiled flooring and glazed door access into hallway.

Hallway

5.70m x 3.93m (18' 8" x 12' 11") The welcoming hallway, providing door access to lounge, sitting room, kitchen/diner, downstairs bedroom and bathroom, is complete with neutral decor, laminate flooring and carpeted staircase leading to the upper level.

Formal Lounge

5.38m x 4.99m (17' 8" x 16' 4") The formal lounge is a generously proportioned main apartment comprising of a feature log burner within a decorative wood surround, neutral decor, ceiling cornice and laminate flooring. Double glazed bay window to the front and plentiful space for freestanding furniture.

Family Room

5.25m x 4.17m (17' 3" x 13' 8") The family room is a flexible apartment which could lend itself to a multitude of uses, with feature gas fire set within a wood and stone surround, contemporary decor, hardwood flooring and dual aspect double glazed windows to the front and side.



Kitchen/Diner

7.48m x 3.56m (24' 6" x 11' 8") Generous dining sized kitchen offering a range of wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, plumbing/space for appliances including cooker, washing machine, fridge/freezer and dishwasher. Tiled splashback, neutral decor, tiled flooring and door access to conservatory. Two double glazed windows to the rear and one to the side. Partial open plan layout with plentiful space for dining table and chairs.

Sun Room

4.41m x 2.20m (14' 6" x 7' 3") With double glazed windows on all aspects, the idyllic conservatory provides views over the private garden. The conservatory has neutral decor and tiled flooring.

Bedroom Four

3.67m x 3.56m (12' 0" x 11' 8") Conveniently positioned on the ground floor, the fourth bedroom is a generous double offering crisp white decor, laminate flooring and a double glazed window to the rear.



Bathroom

2.63m x 2.00m (8' 8" x 6' 7") Three piece family bathroom suite comprising of wash hand basin, wc and bath, with half height tiling to walls, vinyl flooring and double glazed opaque window to the side.

Bedroom One

4.70m x 3.75m (15' 5" x 12' 4") The master bedroom is a generous double offering contemporary grey decor, laminate flooring and two double glazed windows to the rear boasting open countryside outlooks.

Bedroom Two

4.23m x 3.88m (13' 11" x 12' 9") The second double bedroom offers modern decor, fitted carpet and door access to storage space. Double glazed window to the front.

Bedroom Three

4.75m x 2.38m (15' 7" x 7' 10") Bedroom three is a double room and is side facing with a double glazed Velux window, soft neutral decor and fitted carpet.



External

Positioned on an extensive plot extending to around one fifth of an acre, this family villa boasts private garden grounds to the front and rear. With gated access, the front gardens are laid to lawn with large driveway providing plentiful off street parking, leading to the detached garage with up and over door access. The sizeable mature rear gardens comprise of large lawn areas with an excellent range of shrubbery and small trees, the perfect outdoor family space, enclosed by fencing.

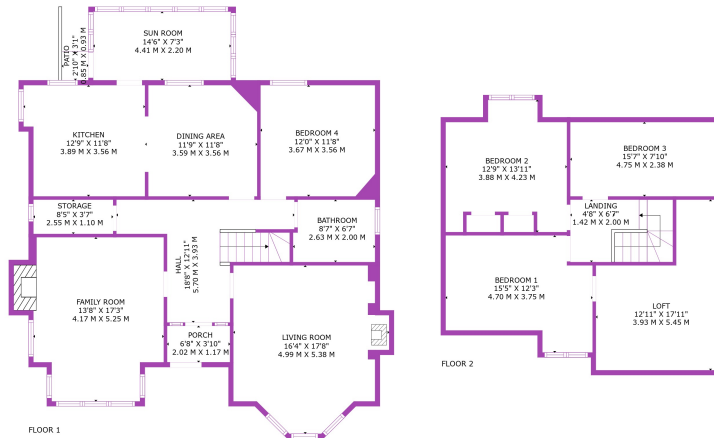
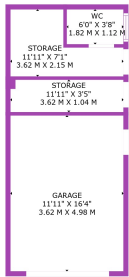
Council Tax

Band F

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TOTAL: 1922 sq. ft, 179 m2

FLOOR 1: 1226 sq. ft, 114 m2, FLOOR 2: 696 sq. ft, 65 m2
 EXCLUDED AREAS: PORCH: 25 sq. ft, 2 m2, PATIO: 9 sq. ft, 1 m2, STORAGE: 140 sq. ft, 13 m2,
 GARAGE: 194 sq. ft, 18 m2, WC: 22 sq. ft, 2 m2, FIREPLACE: 12 sq. ft, 1 m2,
 LOW CEILING: 9 sq. ft, 1 m2

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