



# 9b Bowling Green Lane

Galston

Ayrshire , KA4 8AN

P.O.A.

**GREIG**  
*Residential*





# Bowling Green Lane

Galston, Ayrshire , KA4 8AN

Proudly presenting this traditional two bedroom upper flat located within the heart of Galston boasting direct access to all local amenities and transport links. Offering spacious accommodation complete with a modern open plan layout and neutral decor throughout. This rarely available charming conversion is complimented by elevated far reaching countryside and river outlooks and private rear gardens. This is the ideal first time buy, downsize or investment and is sure to impress all who view.





### Hallway

2.99m x 2.16m (9' 10" x 7' 1") Access is given via an outer solid oak security door from the communal entry to a welcoming hallway boasting neutral decor, large walk in storage cupboard, secondary storage cupboard, ceiling spotlights and oak effect laminate flooring. Access is given to the lounge, two bedroom and bathroom.

### Lounge/Kitchen

7.31m x 4.81m (24' 0" x 15' 9") Generously proportioned main apartment with a modern open plan layout to the kitchen offering neutral decor, ceiling spotlights, laminate flooring, a large double glazed dormer to the front providing open countryside views and a picture window to the rear.

The kitchen is complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob and hood, plumbing and space for washing machine, fridge freezer, stainless steel sink and drainer, neutral decor, tiled splash back, tiled splashback and laminate flooring.

### Bedroom One

3.79m x 3.13m (12' 5" x 10' 3") The master bedroom is a generous double boasting fresh neutral decor, newly laid carpeting and a double glazed dormer to the rear providing far reaching countryside views.



### Bedroom Two

3.40m x 2.65m (11' 2" x 8' 8") A spacious double bedroom with neutral decor, fitted wardrobes, and a double glazed dormer to the rear offering open elevated outlooks.

### Bathroom

2.43m x 1.90m (8' 0" x 6' 3") Completing the accommodation is the bathroom comprising of a wash hand basin and wc set, bath with overhead mains shower, neutral tiling to walls, vinyl flooring and a double glazed opaque window to the front.

### Externally

This property boasts low maintenance private gardens, fully laid to chip.

### Council Tax Band

Band B

### 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  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)