



4 Andrew Lundie Place  
Galston, KA4 8DQ  
P.O.A.

**GREIG**  
*Residential*



# Andrew Lundie Place

Galston, KA4 8DQ

Greig Residential are delighted to present to the market this well presented, spacious two bedroom modern detached bungalow boasting an idyllic cul de sac position within a popular residential area of Galston. Complete with private gardens landscaped with ease of maintenance in mind, generous driveway, garage and porch/sunroom offering an additional living space this bungalow would be the ideal downsize, and would also suit a first time buyer or small family.





#### Porch/Sunroom

4.79m x 3.21m (15' 9" x 10' 6") Entrance porch/sunroom with access via the outer UPVC door offering fitted carpet, neutral decor, door access to inner hallway and double glazed windows on three aspects.

#### Hallway

2.53m x 1.28m (8' 4" x 4' 2") The inner hallway provides door access to lounge, bedrooms and shower room with neutral decor, fitted carpet and useful storage cupboard.

#### Lounge

5.21m x 2.75m (17' 1" x 9' 0") Generous proportioned main apartment with feature electric fire set within decorative wood surround, soft decor, fitted carpet and double glazed window to the front. Door leading into kitchen and plentiful space for freestanding furniture.

#### Kitchen

3.66m x 2.14m (12' 0" x 7' 0") Modern fitted kitchen with a selection of wall and base storage units and complimentary work surfaces, plumbing/space for appliances including cooker, washing machine and fridge/freezer. Stainless steel sink and drainer, tiled splashback. ceiling spotlights, neutral decor and vinyl flooring. Dual aspect double glazed windows to the front and side.

#### Bedroom One

3.32m x 2.75m (10' 11" x 9' 0") The master bedroom is a generous double offering soft neutral decor, fitted carpet and double fitted wardrobe providing storage space. Double glazed window to the rear overlooking the garden.



#### Bedroom Two

2.96m x 2.14m (9' 9" x 7' 0") The second bedroom offers neutral decor, fitted carpet and rear facing double glazed window.

#### Shower Room

2.11m x 1.50m (6' 11" x 4' 11") Completing the accommodation is the three piece shower room comprising of wash hand basin and wc combination unit and double shower cubicle with mains overhead shower. Tiling to walls and floor, ceiling spotlights and double glazed opaque window to the side.

#### External

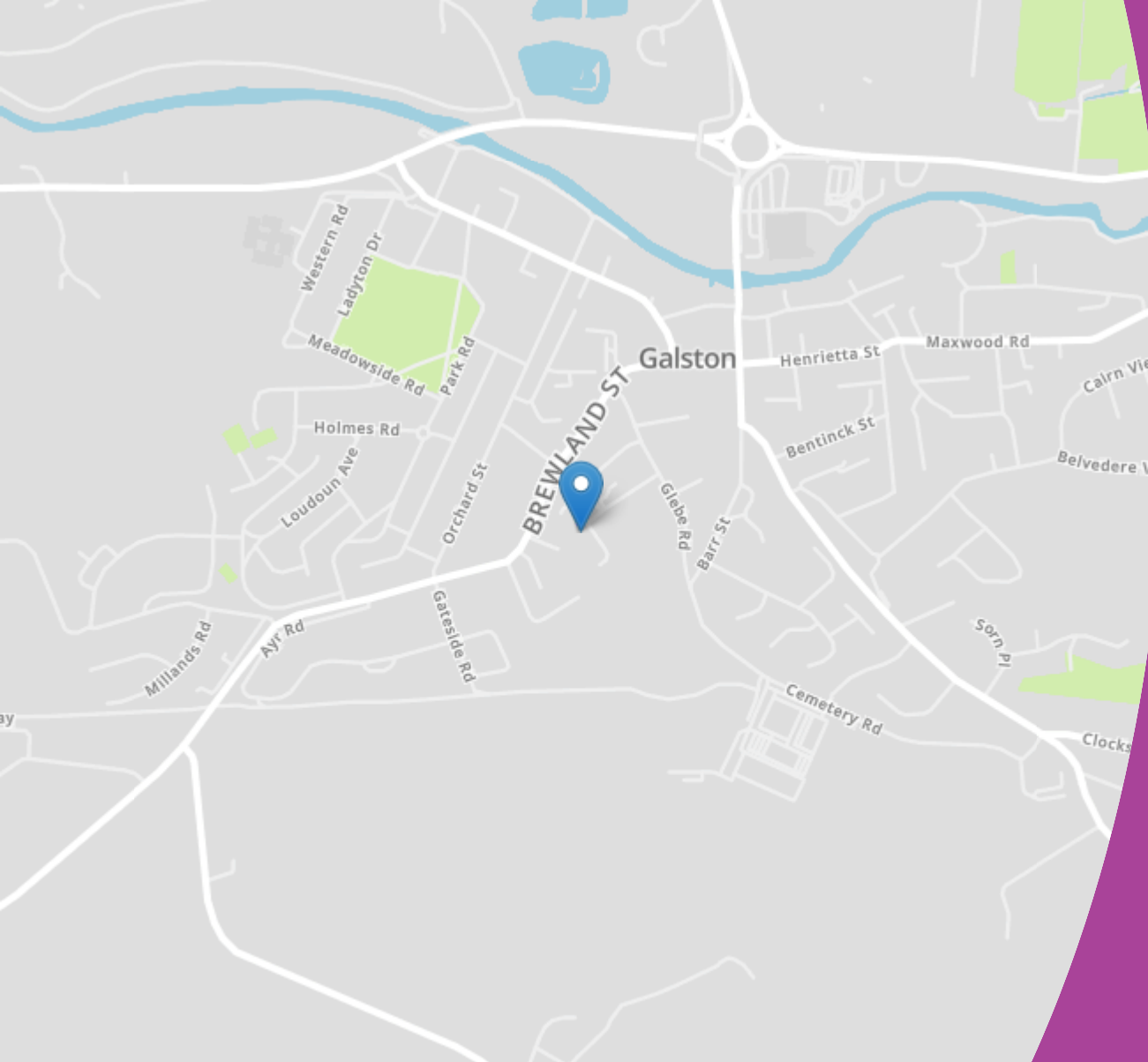
Positioned on a generous sized plot, this charming bungalow provides private low maintenance garden grounds to the front and rear with sizeable driveway to the side offering plentiful off street parking, leading to the garage with up and over door access. The front gardens are laid with artificial lawn. The rear gardens comprise of chipped area and paved patio.

#### Council Tax

Band C

#### Disclaimer

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