



YOUR MOVE

— J & A Johnston —

PRICE:

**Offers in the
region of
£64,500**

Ref no: 527/377/380

**YOUR MOVE,
93 High Street, Irvine,
Ayrshire, KA12 0AL**

To make an
appointment to view:

Call:

01294 318 333

Click:

www.your-move.co.uk

Come In:

To your nearest branch

Brewland Street, Galston, Ayrshire, KA4 8DZ



YOUR MOVE J & A Johnston is the trading name of Jaqual Limited, registered company number sc308235, registered office 3A South Crescent Road, Ardrossan, KA22 8DU.

YOUR MOVE J & A Johnston is an independently owned and operated business, operated under licence from your-move.co.uk Limited.

Calls may be recorded and/or monitored for training and security purposes.



www.your-move.co.uk

Brewland Street, Galston, Ayrshire, KA4 8DZ

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

DESCRIPTION

*****SOLD STC***** Your Move are proud to present to the market this Attractive Upper Cottage Flat located within the popular residential setting of Brewland Street, Galston. The well presented on the level accommodation comprises; welcoming reception hallway, bright spacious lounge, fitted dining kitchen, two generous double bedrooms and the fitted shower room. The property further benefits from a system of gas central heating. Generous storage facilities and excellent garden grounds. Some cosmetic upgrading required. Early viewing highly recommended.

LOCATION

The village of Galston is well served with local amenities and offers a range of day to day shopping with a supermarket, leisure facilities, bars and restaurants. Schooling is available locally at both primary and secondary levels. Sports enthusiasts should enjoy the local Golf Club and Loudoun Mains Country Club whilst a trip to Loudoun Castle Theme Park nearby makes for an ideal family day out. Kilmarnock is approximately 10 minutes by car and the A77/M77 is easily accessible.

RECEPTION HALL

Entered via carpeted stairwell from the property entrance, allows access to most apartments, storage facility, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

LOUNGE

4.75m x 3.51m (15'7" x 11'6")

Spacious lounge, front facing twin upvc window formation allows natural light in to the room, feature fireplace with living flame gas fire, storage cupboard, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

KITCHEN / DINING ROOM

3.38m x 2.90m (11'1" x 9'6")

Fitted with a selection of floor standing and wall mounted units which allow ample storage, complimentary work surfaces and splash back tiling, inset sink, rear facing twin upvc window formation, space and plumbing for appliances, space for dining, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

BEDROOM 1

3.68m x 4.29m (12'1" x 14'1")

Master bedroom, front facing upvc window formation, storage facility, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

BEDROOM 2

3.96m x 2.92m (13'0" x 9'7")

Generous double bedroom, rear facing upvc twin window formation, storage facility, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

SHOWER ROOM

1.80m x 1.75m (5'11" x 5'9")

Fitted with three piece suite which comprises; wc, wash hand basin, shower stall with electric shower, rear facing opaque double glazed window formation allows privacy and natural light, vinyl flooring, wall mounted radiator, ceiling mounted light fitting.

GARDENS

Partially enclosed with fence perimeter. Generous gardens to the side and rear laid to lawn

DIRECTIONS

Travel along A71 from Kilmarnock, turn right on to B7037 (signposted Sorn/Galston), at T junction turn right on to Bridge Street, follow road to Brewland Street.

CLAUSES:

MORTGAGE & FINANCIAL ADVICE:


Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

ALL MEASUREMENTS:


All Measurements are Approximate

LASER TAPE CLAUSE:

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	

The energy efficiency rating* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

OFFICE OPENING HOURS:

Mon - 09:00 -
17:30 Tue - 09:00 -
17:30 Wed - 09:00
- 19:00 Thu - 09:00
- 17:30 Fri - 09:00 -
17:30 Saturday -
10:00 - 13:00
Sunday Closed
E-Mail:
irvine@your-move.co.uk



www.your-move.co.uk