

# 58C Galston Road

HURLFORD, KILMARNOCK, NORTH AYRSHIRE, KA1 5HY



*SPACIOUS THREE-BEDROOM  
MID-TERRACED PROPERTY*



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We are delighted to bring to the market this spacious three-bedroom mid-terraced property, which would make an ideal home for a wide variety of purchasers. This beautiful property is very deceiving and once inside, discerning purchaser's will be greeted with a first class specification.

Inside this property, you will find an inspired layout over two levels. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A hallway leads to all apartments on this level. The formal lounge is flooded with natural light, this room has a real cosy feel to it. This is the perfect zone to unwind in after a hard day. The spacious dining kitchen is no doubt the heart of the home. This room is popular with all members of the family and it's easy to imagine the evenings of fine dining this zone has played host to. The kitchen has a range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It has plumbed space for free-standing appliances. Another impressive room is the extension which is being used as a family room. Access to the rear garden is from here through a set of doors. The utility cupboard completes the accommodation on this level.

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**Sun Room**



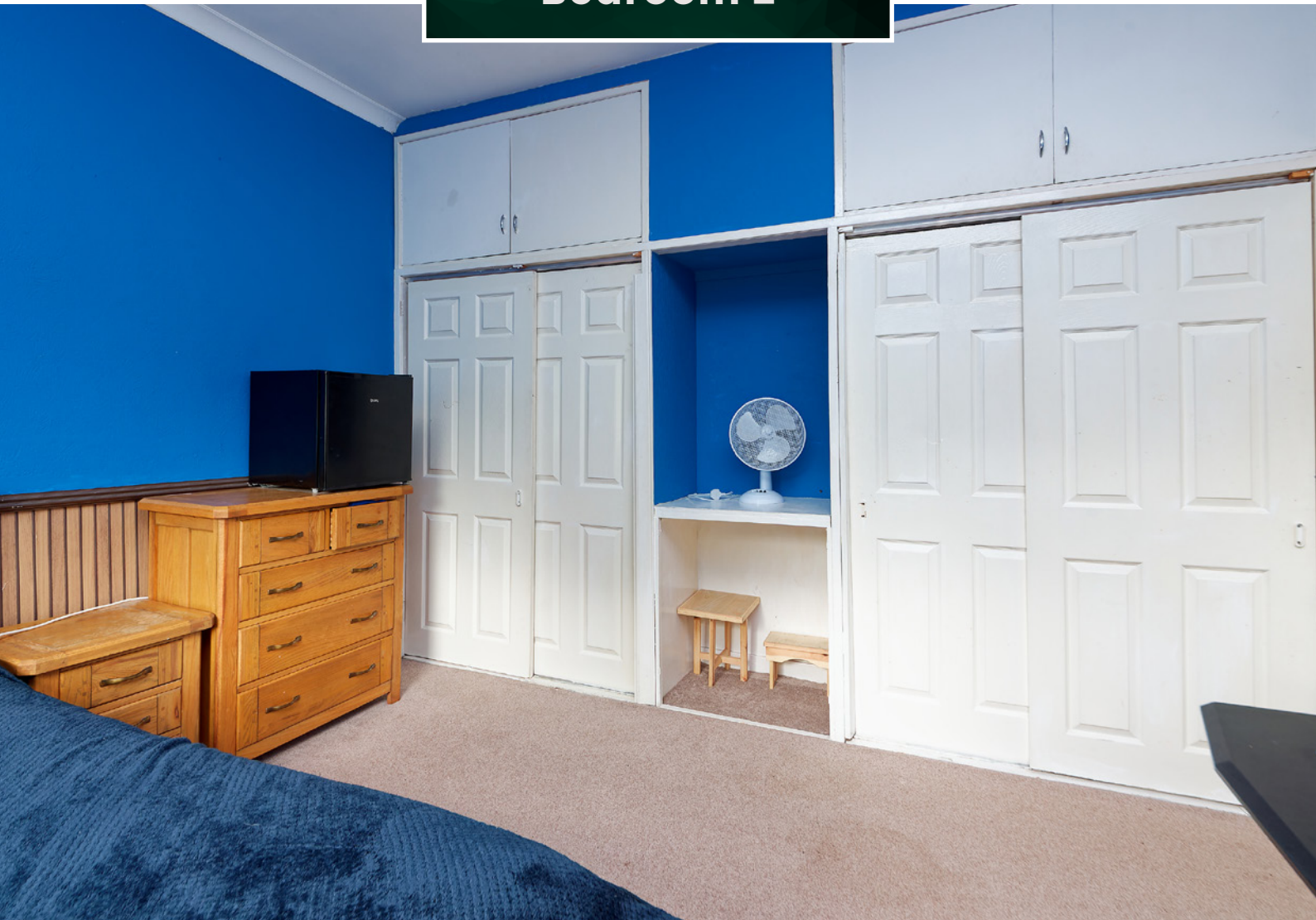


Journeying up to the first-floor level, you will discover three bright and airy bedrooms. All of the rooms have a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.





**Bedroom 2**











### Approximate Dimensions

(Taken from the widest point)

Lounge	5.10m (16'9") x 3.85m (12'8")	Bedroom 3	2.85m (9'4") x 2.20m (7'3")
Kitchen/Diner	5.80m (19') x 3.85m (12'8")	Bathroom	2.45m (8'1") x 2.00m (6'7")
Sun Room	4.10m (13'6") x 3.90m (12'10")	Garage	5.38m (17'8") x 2.70m (8'10")
Utility	2.20m (7'3") x 1.15m (3'9")		
Bedroom 1	4.30m (14'1") x 3.50m (11'6")	Gross internal floor area (m <sup>2</sup> ): 124m <sup>2</sup>	
Bedroom 2	3.70m (12'2") x 3.70m (12'2")	EPC Rating: C	

Externally the property has a private rear gardens which is fully enclosed. There is off-road parking to the rear and a garage thereafter. The rear garden is a sun trap and offers a safe environment for children and pets. Gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.





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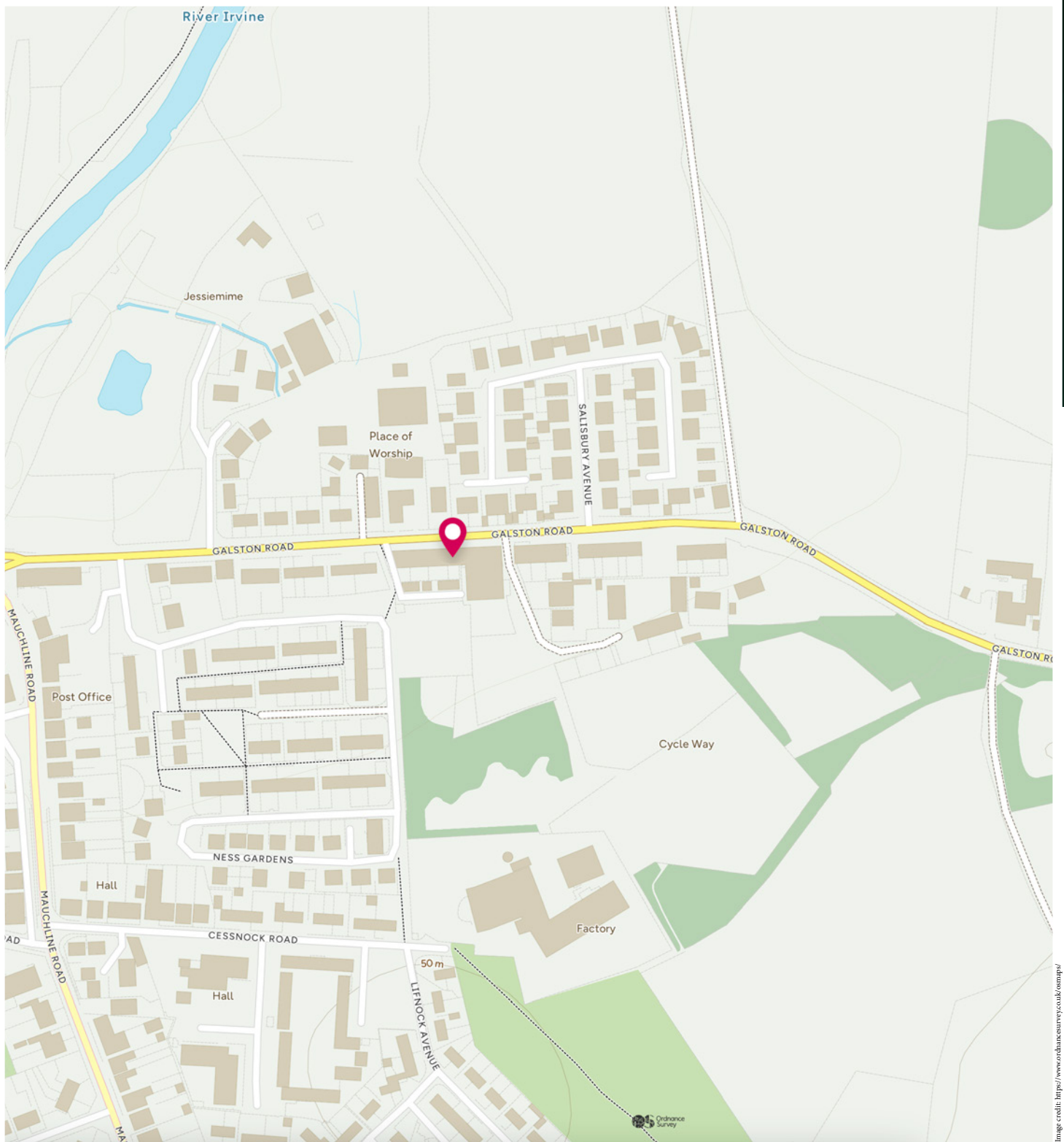
Hurlford is a popular area of Kilmarnock in East Ayrshire and is ideally located for transport links throughout Ayrshire and close to the M77. A family-friendly part of this charming town sees the property close to local amenities including a pharmacy, supermarket, post office and butchers along with a range of takeaway restaurants, with schools, nurseries and shops nearby.

There is a regular bus service into Kilmarnock town centre. Kilmarnock itself has a wide selection of shops, including many high street names, as well as a large retail park, a number of supermarkets and professional services, and, of course, Kilmarnock Football Club. Dean Castle Country Park is a fantastic free day out for all the family and is within walking distance of this property, making it perfect for walking, running, picnics and entertaining children.

There is also an extensive choice of schooling available in Kilmarnock. Private schooling is available at Wellington in Ayr (sixteen miles) and in Glasgow (twenty-two miles).

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## The Location



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