



27 Brown Street
Newmilns, KA16 9AD
P.O.A.

GREIG
Residential



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Proudly presenting to the market this traditional four bedroom terraced villa located within the heart of Newmilns offering convenient ease of access to all local amenities, schooling and transport links. Boasting an abundant floor plan over two levels complete with a large lounge, kitchen, four bedrooms and bathroom. Further benefitting from generous private rear gardens, this superb villa offers a wealth of potential and is sure to appeal to a wide range of buyers.





Hallway

2.11m x 5.92m (6' 11" x 19' 5") An outer door gives access to a welcoming spacious hallway boasting neutral decor and laminate flooring. The hallway provides access to the lounge, bedroom one and a carpeted staircase leads to the upper level.

Lounge

4.86m x 5.92m (15' 11" x 19' 5") Generous proportioned main apartment offering neutral décor, laminate flooring, two double glazed windows to the front and door access to kitchen.

Kitchen/Dining

4.86m x 2.92m (15' 11" x 9' 7") Fitted kitchen offering ample wall and base units, integrated four burner electric hob and extractor hood, glass splashback, stainless steel sink and drainer, plumbing space for washing machine and fridge freezer, vinyl flooring, ceiling spotlights, two double glazed windows to the rear and door access to rear.

Public Room/Bedroom One

4.17m x 5.36m (13' 8" x 17' 7") A spacious second apartment or Master bedroom, conveniently located on the lower level complete with neutral decor, laminate flooring and two double glazed windows to the front.

Bedroom Two

4.17m x 5.36m (13' 8" x 17' 7") Impressive sized bedroom offering white décor, fitted carpet and double glazed windows to the front and rear.

Bedroom Three

3.94m x 5.36m (12' 11" x 17' 7") Impressive sized bedroom offering white décor, fitted carpet and double glazed windows to the front and rear.

Bedroom Four

3.04m x 1.84m (10' 0" x 6' 0") Flexible use room, can be used as single bedroom/study/nursery offering white décor, fitted carpet and double glazed window to the front.

Bathroom

1.97m x 2.18m (6' 6" x 7' 2") Three piece white suite comprising of WC, wash hand basin with mains operated shower over bath, grey wet wall finish to walls, ceiling spotlights, vinyl flooring and double glazed opaque window to the rear.

External

Further benefiting from spacious private gardens, fully enclosed and laid to lawn.

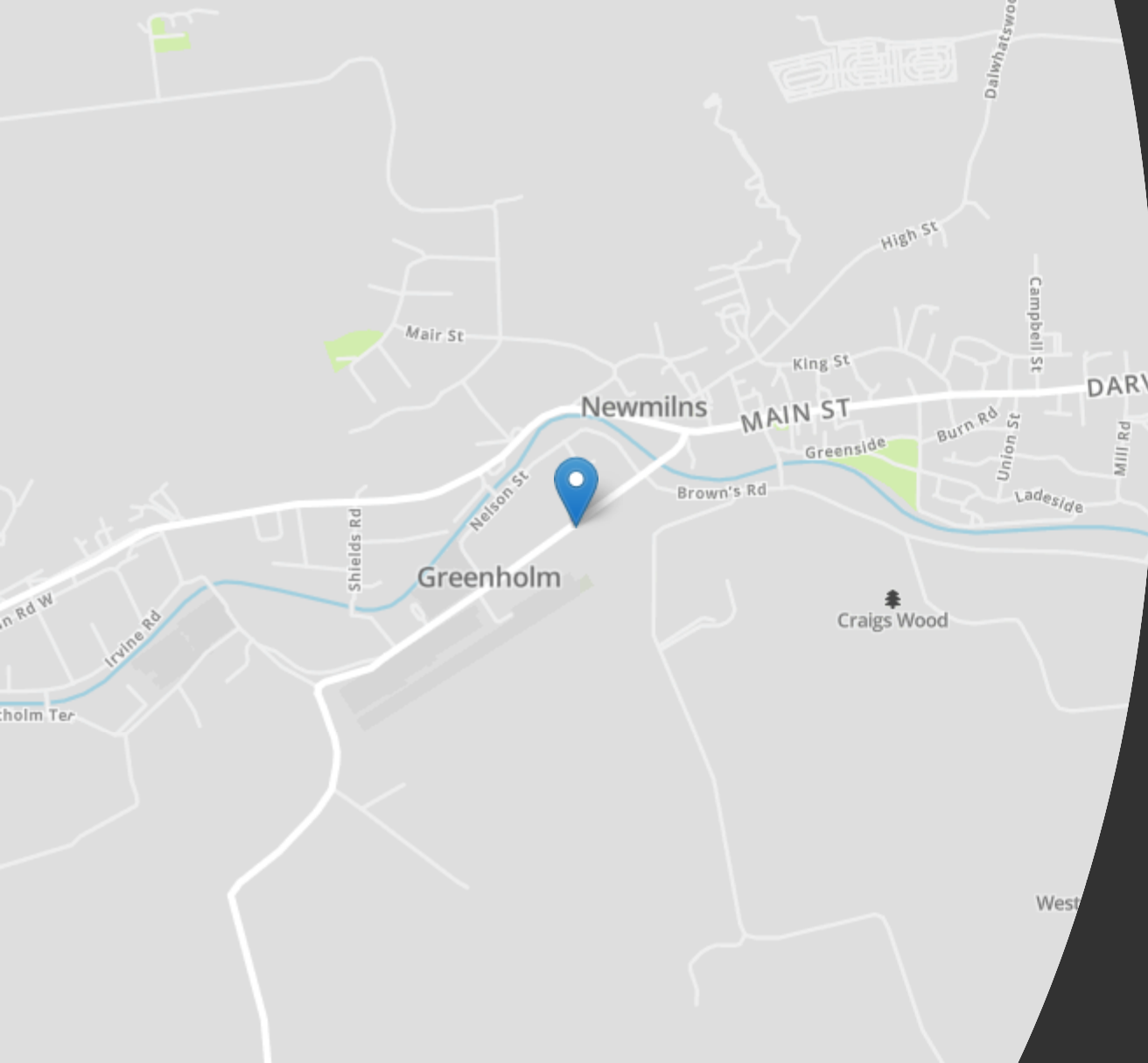
Council Tax Band

Band C

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