



22 Mill Crescent
Newmilns, KA16 9BB
P.O.A.

GREIG
Residential



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We are delighted to present this superb three bedroom terraced villa, ideally positioned in the heart of Newmilns with easy access to local amenities, schooling, and direct transport links. The property offers spacious accommodation arranged over two levels, finished with neutral décor and modern fixtures throughout. Further enhanced by private front and rear gardens, this attractive home is perfectly suited to first time buyers, families, or investors alike and is sure to impress upon viewing.





Hallway

1.58m x 1.23m (5' 2" x 4' 0") Access is given to a welcoming entrance hallway boasting neutral decor and vinyl flooring. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

Lounge

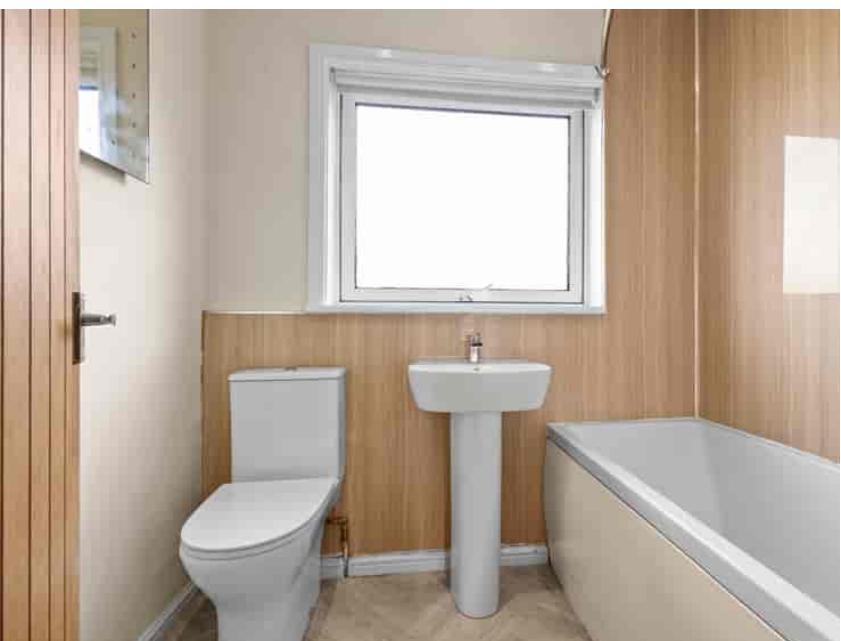
4.64m x 4.20m (15' 3" x 13' 9") Generously proportioned main apartment offering neutral decor, feature fireplace, ceiling coving, fitted carpet and a double glazed window to the front.

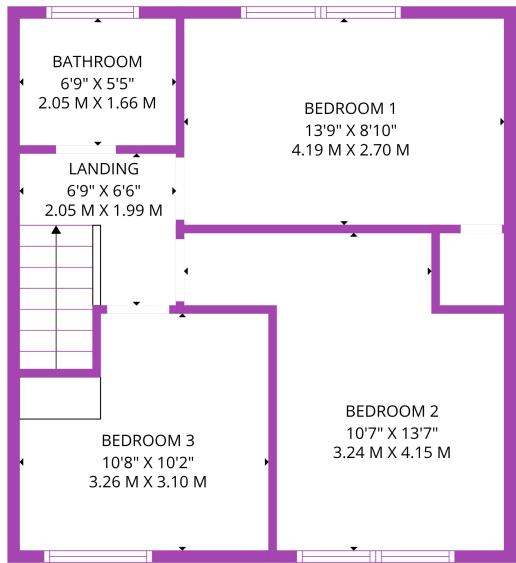
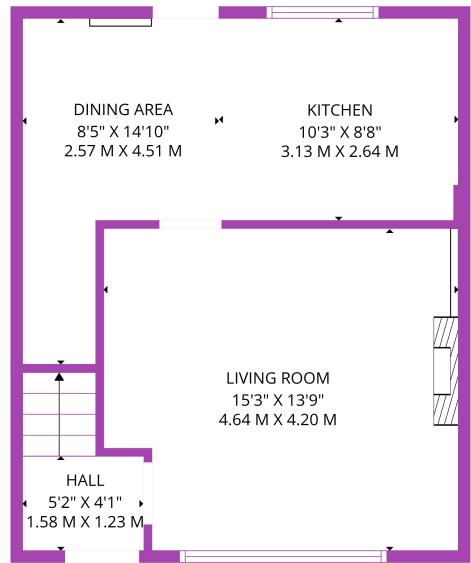
Kitchen

3.13m x 2.64m (10' 3" x 8' 8") 2.57m x 4.51m (8' 5" x 14' 10") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob, plumbing and space for a washing machine, fridge freezer and tumble drier, stainless steel sink and drainer, neutral decor, plumbing and space for dining table and chairs, vinyl flooring, double glazed window to the rear and a door to the rear garden.

Bedroom One

4.19m x 2.70m (13' 9" x 8' 10") The master bedroom is a generous double with neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the rear.





TOTAL: 900 sq. ft, 84 m²
 Ground floor: 426 sq. ft, 40 m², 1st floor: 474 sq. ft, 44 m²
 EXCLUDED AREAS: WALLS: 64 sq. ft, 5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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