



1 Weavers Place
Newmilns, KA16 9BT
P.O.A.

GREIG
Residential



Weavers Place

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Ideally situated within a small modern development, one of only four properties, this rarely available three bedroom detached villa ticks all the boxes for modern family living. Boasting spacious accommodation over two levels complemented by low maintenance private gardens, private road access with further off street parking and a garage. Located within the heart of Newmilns providing ease of access to local amenities, schooling and transport links, this is the ideal first time buy, downsize or family home and is sure to impress all who view.





Vestibule

1.37m x 1.07m (4' 6" x 3' 6") Access is given via an outer UPVC double glazed door to a welcoming entrance vestibule boasting neutral decor and fitted carpet. Door access is given to the hallway and wc.

Cloaks/WC

0.91m x 1.36m (3' 0" x 4' 6") Practical wc/cloaks comprising of two piece white suite, neutral decor and fitted carpet.

Lounge

4.78m x 4.43m (15' 8" x 14' 6") Generously proportioned main apartment offering neutral decor, ceiling coving, plentiful space for free standing furniture, fitted carpet and a door to the kitchen.

Kitchen

5.40m x 2.93m (17' 9" x 9' 7") Spacious dining sized kitchen, complete with contemporary white gloss wall and base units providing ample storage with contrasting work surface, integrated oven and hob, plumbing and space for fridge, freezer, washing machine and drier, large under stairs storage cupboard, neutral decor, tiled splashback, plentiful space for dining table and chairs, vinyl flooring, a double glazed window to the rear and double glazed patio doors leading to the rear garden.

Bedroom One

3.97m x 3.31m (13' 0" x 10' 10") The master bedroom is a generous double offering neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

Upper Landing

2.88m x 2.00m (9' 5" x 6' 7") The upper landing is complete with neutral decor, storage cupboard, fitted carpet and provides access to three bedrooms and shower room.



Bedroom Two

3.33m x 2.86m (10' 11" x 9' 5") A spacious double bedroom with soft neutral decor, storage cupboard, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.01m x 2.64m (9' 11" x 8' 8") Bedroom three is a good sized bedroom offering neutral decor, over stairs cupboard, fitted carpet.

Shower Room

1.68m x 1.96m (5' 6" x 6' 5") Completing the accommodation is the family shower room comprising of a wash hand basin, wc, corner shower cubicle with electric shower, fully tiled finish to walls and flooring, ceiling spotlights and a double glazed opaque window to the rear.

Externally

This property boasts low maintenance private gardens, the front garden has been laid to chip whilst the rear garden is complete with a paved patio perfect for al fresco dining and entertaining.

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