



6 Darnleyhill Walk

Newmilns, KA16 9ES

P.O.A.

GREIG
Residential



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Perfectly positioned on an extensive wrap around plot with elevated views of the rolling Ayrshire Countryside, this superb two bedroom detached bungalow is sure to impress. Boasting spacious all on the level accommodation complete with neutral decor and modern fixtures and fittings throughout. This rarely available family home is also complimented by a stunning conservatory, wrap around landscaped gardens, ample off street parking and a garage. Situated on the periphery of the ever popular town of Newmilns with ease of access to all local amenities whilst being within walking distance to the idyllic Ayrshire Countryside, this ticks all the boxes for the ideal first time buy, family home or downsize.





Porch

2.34m x 1.64m (7' 8" x 5' 5") Access is given via an outer composite door to a welcoming entrance porch offering neutral decor, tiled flooring, two double glazed opaque windows to the front and a door leading to the hallway.

Hallway

3.30m x 3.25m (10' 10" x 10' 8") The spacious hallway boasts neutral decor, three practical storage cupboards and fitted carpet. Access is given to the lounge, kitchen, two bedrooms and shower room.

Lounge/Dining Room

7.24m x 6.16m (23' 9" x 20' 3") Impressive 'L' shaped main apartment offering soft neutral decor, feature gas fire set within a decorative stone surround, plentiful space for free standing furniture, fitted carpet, double glazed window to the front and rear, door access to the kitchen and double doors leading to the sun room.

Sun Room

3.32m x 3.25m (10' 11" x 10' 8") Superb sun room offering additional living space complete with double glazed windows to all aspects offering open countryside outlooks, neutral decor, laminate flooring and double doors leading to the garden.

Kitchen

4.13m x 3.50m (13' 7" x 11' 6") Fully fitted stylish kitchen complete with white gloss wall and base units providing ample storage with contrasting work surface, integrated oven, gas hob and hood, integrated fridge, plumbing and space for washing machine and tumble drier, neutral decor, stainless steel splashback, vinyl flooring and a double glazed window to the rear.

Utility Room

2.02m x 1.42m (6' 8" x 4' 8") Practical utility offering additional base units and work surface, vinyl flooring and a UPVC door to the rear garden.

Bedroom One

3.80m x 3.19m (12' 6" x 10' 6") Impressive master bedroom offering neutral decor, fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the rear.

Bedroom Two

3.80m x 3.32m (12' 6" x 10' 11") A generous double bedroom with neutral decor, triple fitted wardrobes, fitted carpet and a double glazed window to the front and side.

Shower Room

2.70m x 2.06m (8' 10" x 6' 9") Completing the accommodation is the family shower room comprising of a wash hand basin with vanity unit, wc, mains shower, wet wall finish, chrome heated towel rail, ceiling spotlights, wet room flooring and a double glazed opaque window to the rear.

Externally

Set on an extensive wrap around plot boasting spacious private gardens complete with well manicured lawns bordered by mature shrubbery, an area laid to chips at the front with a tarmac driveway to the side allowing from ample off street parking and leading to the detached garage. The rear garden is complete with an area laid to astro turf, mature shrubbery and a large mono blocked patio perfect for al fresco dining and entertaining.

Council Tax Band

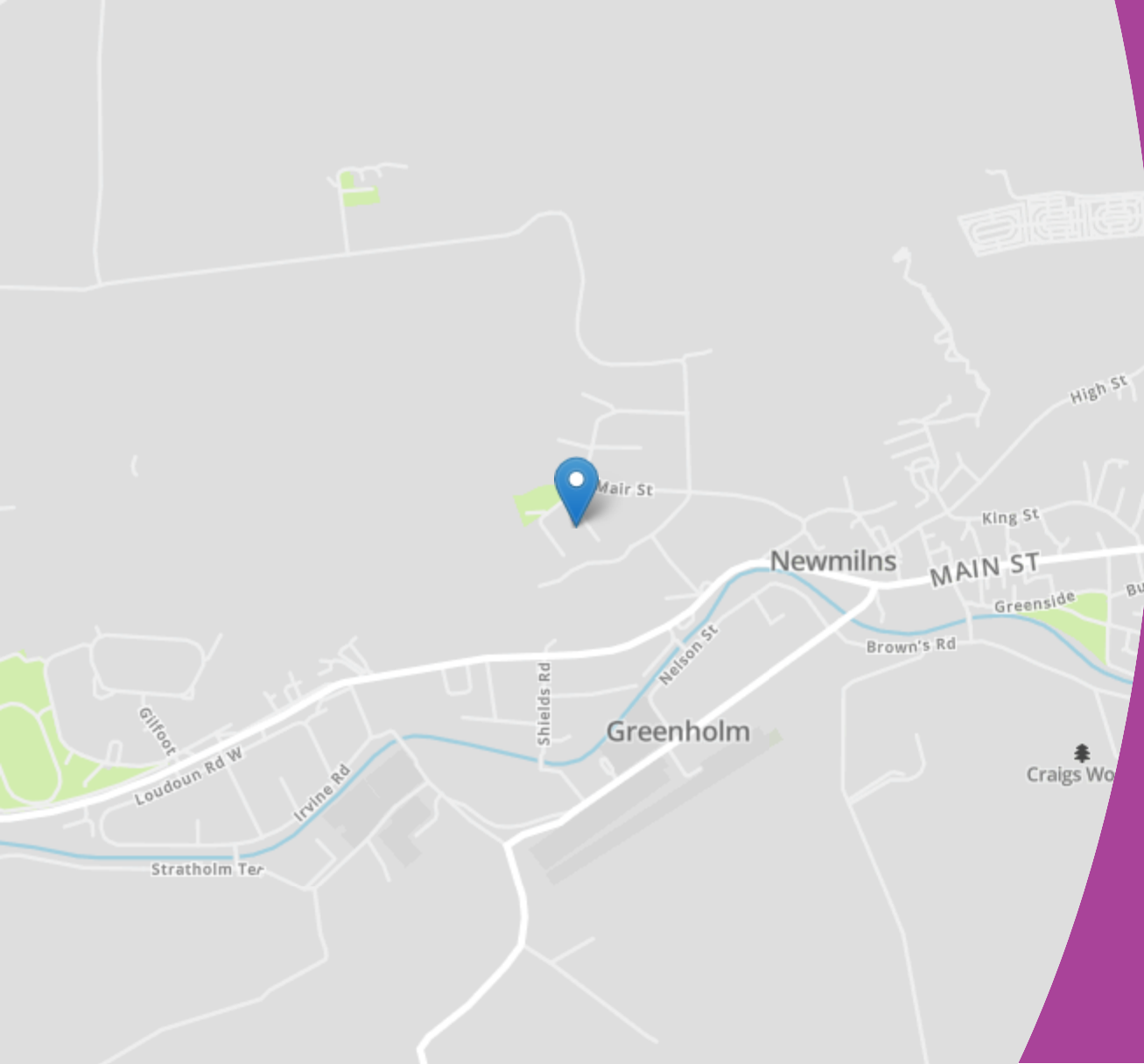
Band D

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