



12 East Church Court  
Newmilns, KA16 9JQ  
P.O.A.

**GREIG**  
*Residential*



# East Church Court

Newmilns, KA16 9JQ

Nestled away with a preferred head of cul de sac positioning, this immaculate four bedroom semi detached villa is the epitome of modern family living. Boasting spacious flexible accommodation over two levels, intricately finished with stylish contemporary decor and modern fixtures and fittings throughout. Further benefiting from off street parking, generous private landscaped gardens with elevated open outlooks. Located in the heart of Newmilns providing ease of access to local amenities and schooling.

This is the ideal family home is sure to impress all who view.





#### Hallway

2.09m x 6.40m (6' 10" x 21' 0") Access is given via an outer UPVC door to a welcoming entrance hallway offering neutral decor, two practical storage cupboard, fitted carpet, two double glazed window to the side and two double glazed windows to the front.

#### Lounge

3.47m x 5.33m (11' 5" x 17' 6") Generously proportioned main apartment offering a partial open plan layout to the dining room with contemporary decor, plentiful space for free standing furniture, ceiling coving and two double glazed windows to the front.

#### Dining Room

3.76m x 3.04m (12' 4" x 10' 0") Superb dining room complete with contemporary decor, ceiling coving, laminate flooring and double glazed french doors leading to the rear garden.

#### Kitchen

3.11m x 4.77m (10' 2" x 15' 8") 4.91m x 3.11m (16' 1" x 10' 2") Stylish fully fitted kitchen complete with a selection of wall and base storage units with complementary work surface, integrated oven, induction hob, integrated dish washer, tumble drier and fridge freezer, stainless steel sink and drainer, neutral decor, tiled splashback, breakfast bar seating area, tiled flooring, double glazed window to the rear and a white UPVC door to the side.

#### Sitting Room/Bedroom Four

2.80m x 3.60m (9' 2" x 11' 10") Spacious apartment flexible in use, currently utilised as a sitting room would make an ideal forth bedroom contently located on the lower level, offering contemporary decor, ceiling coving, fitted carpet and a double glazed window to the front.

#### WC/Cloaks

1.50m x 1.80m (4' 11" x 5' 11") Practical wc/cloaks comprising of a wash hand basin, wc, fresh white decor, ceiling coving, ceiling spotlights tiled flooring and a double glazed opaque window to the rear.

#### Bedroom One

3.33m x 4.62m (10' 11" x 15' 2") The impressive master bedroom offers contemporary stylish decor, practical storage cupboard, fitted carpet, double glazed window to the front and access to

en-suite facilities.

#### En-Suite

1.90m x 1.99m (6' 3" x 6' 6") Modern en-suite comprising of a wash hand basin, wc, corner shower cubicle, heated towel rail, tiling to walls and flooring, ceiling spotlights and a double glazed velux to the rear.

#### Bedroom Two

3.47m x 3.41m (11' 5" x 11' 2") Spacious double bedroom boasting contemporary decor, fitted carpet and a double glazed window to the front.

#### Bedroom Three

Bedroom three is a spacious double with stylish contemporary decor, fitted carpet and a double glazed window the rear.

#### Bathroom

3.46m x 3.20m (11' 4" x 10' 6") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with electric shower overhead, fully tiled to walls and flooring and a double glazed velux to the rear.

#### Externally

This property boasts generous private front, side and rear gardens. The front has been designed with ease on maintenance in mind, a mono block driveway allows for ample off street parking. Whilst the elevated rear garden has split levels with direct access from the dining room to a paved patio and an area laid to astro turf perfect for al fresco dining and entertaining. The upper level has an area laid to chip and a large well manicured lawn with open outlooks.

#### Disclaimer

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