



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

**GREIG**  
*Residential*



## Brown Street

Newmilns, KA16 9AD

Greig Residential are delighted to present to the market this two bedroom ground floor flat located in a popular residential area of Newmilns close to local amenities and transport links. Boasting spacious all on the level accommodation this property is also complemented by private entry and private low maintenance gardens, this is sure to appeal to a wide range of buyers.





### Porch

1.35m x 1.33m (4' 5" x 4' 4") Access is given via an outer UPVC door to a welcoming entrance porch comprising of fresh white decor, laminate flooring and provides access to the hallway.

### Hallway

5.75m x 2.42m (18' 10" x 7' 11") The spacious hallway offers fresh white decor, three large storage cupboards and laminate flooring. Door access is given to the lounge, bedroom and bathroom.

### Lounge

5.08m x 4.09m (16' 8" x 13' 5") Generously proportioned main apartment offering neutral decor fitted carpet, two double glazed windows to the front and door access to the kitchen.

### Kitchen

4.32m x 3.42m (14' 2" x 11' 3") Fully fitted dining sized kitchen complete with ample wall and base storage units with complimentary work surface, plumbing and space for cooker, washing machine, fridge freezer, neutral decor, large storage cupboard/ utility area, plentiful space for dining table and chairs, laminate flooring and a double glazed window to the rear.

### Bedroom One

4.72m x 2.94m (15' 6" x 9' 8") Spacious double bedroom with fresh white decor, fitted carpet and a double glazed window to the front.

### Bedroom Two

4.53m x 3.70m (14' 10" x 12' 2") Generous second double bedroom comprising of contemporary childrens decor, fitted carpet and a double glazed window to the rear.

### Bathroom

4.70m x 1.99m (15' 5" x 6' 6") Completing the accommodation is the stylish bathroom comprising of a wash hand basin with vanity unit, wc, impressive roll top bath, double walk in shower cubicle with mains shower, contemporary tiling and wet wall finish to walls, chrome heated towel rail and laminate flooring.

### Externally

This property boast spacious private gardens to the rear designed with ease of maintenance in mind with a well manicured lawn area and paved patio perfect for al fresco dining and entertaining.

### Disclaimer

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