



12 West Campbell Street
Newmilns, KA16 9DX
P.O.A.

GREIG
Residential



West Campbell Street

Newmilns, KA16 9DX

Proudly presenting to the market this superb three bedroom end terraced villa located within the ever popular town of Newmilns within ease of access to local amenities, transport links and schooling. Having been lovingly maintained offering contemporary neutral décor throughout and complimented by generous low maintenance private gardens, this property ticks all the boxes for family living and sure to impress all who view.





Porch

3.77m x 1.00m (12' 4" x 3' 3") Accessed by brown UPVC door offering grey décor, tiled flooring and brown UPVC door giving access to rear gardens.

Hallway

2.76m x 1.55m (9' 1" x 5' 1") Accessed by glazed door from porch into hallway offering grey décor, grey laminate flooring, two storage cupboards and door access to lounge and kitchen.

Lounge

3.65m x 3.65m (12' 0" x 12' 0") Generous main apartment with partial open plan layout to dining area offering grey décor, grey laminate flooring, ceiling coving and double glazed window to the front.

Dining Room

3.04m x 2.14m (10' 0" x 7' 0") Partial open plan layout to lounge offering grey décor, grey laminate flooring, archway to kitchen and double patio door giving access to rear gardens.

Kitchen

3.45m x 2.45m (11' 4" x 8' 0") Fitted kitchen offering ample wall and base units, integrated oven with four burner gas hob and integrated extractor hood, plumbing/space for fridge freezer, washing machine and dishwasher, tiled splashback, stainless steel sink and drainer, vinyl flooring, double glazed window to the rear and door access to hallway.

Bedroom One

3.75m x 3.25m (12' 4" x 10' 8") Generous double bedroom offering contemporary décor, fitted carpet and double glazed window to the rear.

Bedroom Two

3.75m x 3.48m (12' 4" x 11' 5") Generous double bedroom offering grey décor, fitted carpet and double glazed window to the front.

Bedroom Three

3.36m x 3.22m (11' 0" x 10' 7") Small double bedroom offering white décor, fitted carpet and double glazed window to the front.



Bathroom

2.40m x 1.80m (7' 10" x 5' 11") Three piece suite comprising of WC, wash hand basin combination unit and mains operated shower over bath, LED mirror, stylish grey tiling to walls with decorative border, tiled flooring and double glazed opaque window to the rear.

Floored Loft

Providing additional storage space.

External

Generous low maintenance enclosed chipped gardens to the rear providing plentiful space for al fresco dining and entertaining. Further benefiting from chipped garden to the front.

On street parking available to the front.

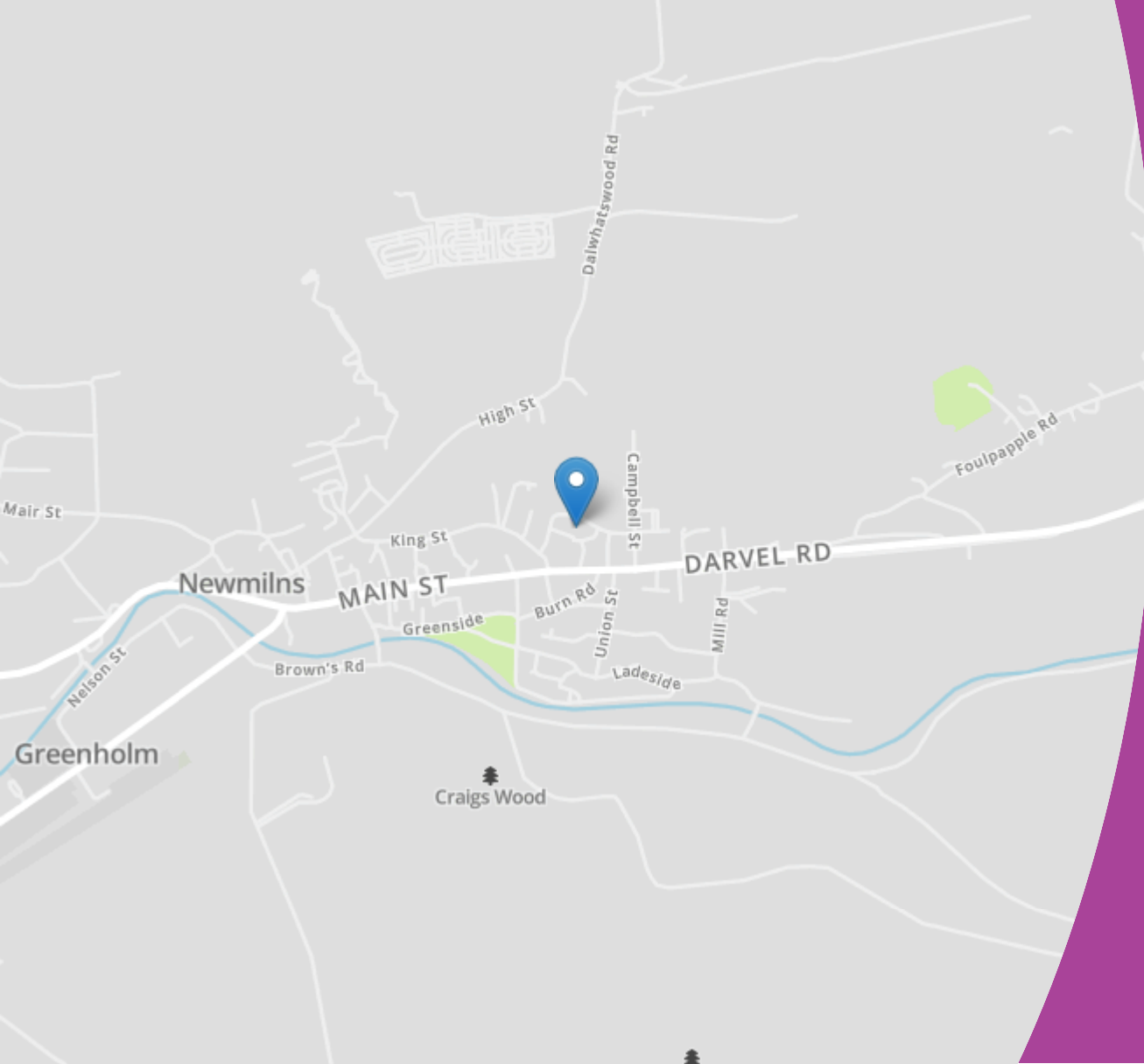
Council Tax Band

Band A

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