



75a High Street  
Newmilns, KA16 9DZ  
P.O.A.

**GREIG**  
*Residential*





# High Street

Newmilns, KA16 9DZ

Enjoying a prime position on the outskirts of Newmilns, this outstanding three bedroom detached bungalow commands a truly enviable setting, offering uninterrupted open countryside views while remaining conveniently close to a full range of local amenities. The property provides generous, beautifully proportioned accommodation all on one level, delivering versatility to suit a variety of lifestyle needs. Rarely available to the market, the home has been lovingly presented throughout, featuring contemporary neutral décor alongside modern fixtures and fittings. Externally, the property is further enhanced by spacious wraparound gardens, substantial off street parking, and a garage. Blending the tranquillity of semi rural living with everyday convenience, this exceptional bungalow represents an ideal family home or refined downsizing opportunity and is sure to captivate even the most discerning of buyers.





#### Porch

1.74m x 0.87m (5' 9" x 2' 10") Access is given to a welcoming entrance porch boasting neutral decor, tiled flooring and door access to the hallway.

#### Hallway

3.20m x 1.13m (10' 6" x 3' 8") 1.84m x 2.77m (6' 0" x 9' 1") The spacious hallway offers neutral decor, two practical storage cupboards and a fitted carpet. The hallway gives access to all apartments.

#### Lounge

5.53m x 3.33m (18' 2" x 10' 11") Generously proportioned main apartment boasting neutral decor, feature fireplace, fitted carpet and a large double glazed window to the front.

#### Kitchen

3.40m x 2.10m (11' 2" x 6' 11") Fully fitted sized kitchen complete with a modern open plan layout to the family room, ample wall and base storage units with complimentary work surface, integrated oven, gas hob and hood, plumbing and space for a fridge freezer, washing machine and tumble drier, stainless steel sink and drainer, neutral decor, laminate flooring and a double glazed window to the rear.

#### Family Room

6.19m x 2.72m (20' 4" x 8' 11") Spacious second apartment boasting an open plan layout to the kitchen that could be flexibly utilised a second sitting area or dining room. Comprising of neutral decor, laminate flooring and a double glazed window to the side.

#### Bedroom One

4.60m x 3.05m (15' 1" x 10' 0") The master bedroom is a generous double boasting neutral decor, double fitted wardrobes, fitted carpet and a double glazed window to the front.

#### Bedroom Two

2.52m x 2.91m (8' 3" x 9' 7") Spacious double bedroom with neutral decor, double fitted wardrobes, fitted carpet and a double glazed window to the rear.

#### Bedroom Three/Dining Room

3.70m x 2.91m (12' 2" x 9' 7") A spacious apartment that could be flexibly utilised as a third double bedroom or dining room comprising of neutral decor, fitted carpet and a double glazed window to the rear.

#### Bathroom

2.58m x 1.71m (8' 6" x 5' 7") Completing the accommodation is the family bathroom is comprising of a wash hand basin with vanity storage, wc, bath, heated towel rail, ceiling spotlights, fully tiled finish and a double glazed window to the side.

#### Externally

Set on an extensive plot with open countryside outlooks to the rear enjoying mature well maintained private gardens, a large tarmac driveway allowing for ample off street parking and leading to a detached garage. The gardens boast a large area laid to chips, matures shrubbery and a chipped patio area perfect for al fresco dining and entertaining.

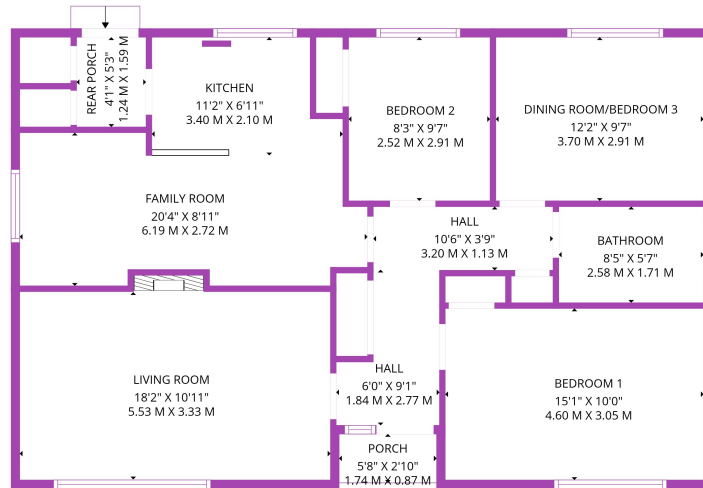
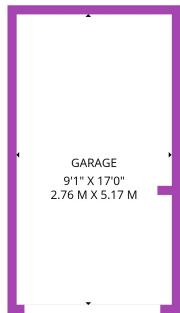
#### Council Tax Band

Band D

#### Disclaimer

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**TOTAL: 1009 sq. ft, 94 m2**  
 Ground floor: 1009 sq. ft, 94 m2  
 EXCLUDED AREAS: GARAGE: 154 sq. ft, 14 m2, PORCH: 16 sq. ft, 2 m2, WALLS: 97 sq. ft, 9 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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