



7 West Church Street  
Newmilns, KA16 9EG  
P.O.A.

**GREIG**  
*Residential*





# West Church Street

Newmilns, KA16 9EG

Proudly presented to the market is this superb three bedroom end terrace villa, ideally situated in the sought after town of Newmilns. Perfectly positioned within easy reach of local amenities, schools, and excellent transport links, this beautifully maintained home offers generous living space across two levels, all finished in neutral décor. The property also benefits from low maintenance private gardens, providing the ideal outdoor space. Whether you're a first time buyer, looking to downsize, or seeking a solid investment opportunity, this impressive home is sure to attract wide interest.





### Hallway

1.82m x 2.90m (6' 0" x 9' 6") Access is given via welcoming entrance porch to a spacious hallway boasting neutral decor, practical storage cupboard and fitted carpet. The hallway gives access to lounge, kitchen and a carpeted staircase leads to the upper level.

### Lounge

4.08m x 4.19m (13' 5" x 13' 9") Generously proportioned main apartment offering neutral decor, plentiful space for free standing furniture, fitted carpet and a double glazed window to the front.

### Kitchen/Dining Room

4.00m x 2.46m (13' 1" x 8' 1") Fully fitted dining sized kitchen complete with ample wall and base storage units, complimentary work surface, plumbing and space for an oven, fridge freezer and washing machine, stainless steel sink and drainer, neutral decor, laminate flooring and two double glazed windows to the rear.

### Bedroom One

4.35m x 2.64m (14' 3" x 8' 8") The master bedroom is a generous double boasting neutral decor, double fitted wardrobe, fitted carpet and a double glazed window to the rear.

### Bedroom Two

3.35m x 4.01m (11' 0" x 13' 2") A spacious double bedroom with neutral decor, fitted carpet and a double glazed window to the front.

### Bedroom Three

2.29m x 3.06m (7' 6" x 10' 0") Bedroom three is a spacious bedroom offering neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

### Bathroom

1.55m x 2.26m (5' 1" x 7' 5") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, shower cubicle with mains shower, half height panelling, vinyl flooring and a double glazed window to the rear.

### Externally

This property boasts spacious private gardens to the front and rear, the gardens offer two well manicured lawn areas and an area laid to chips perfect for entertaining or relaxing.

### Council Tax Band

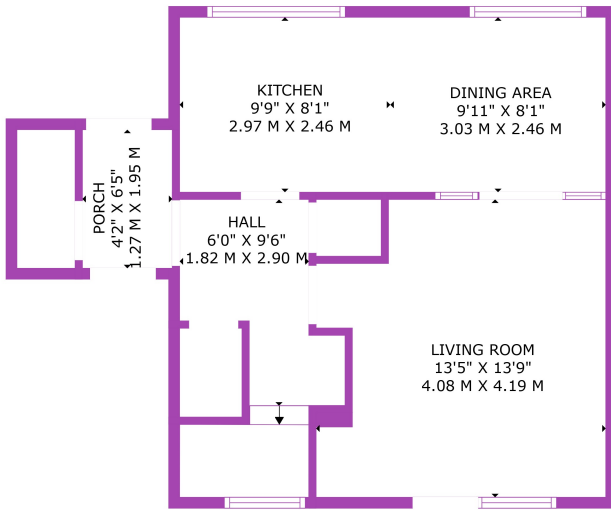
Band A

### Disclaimer

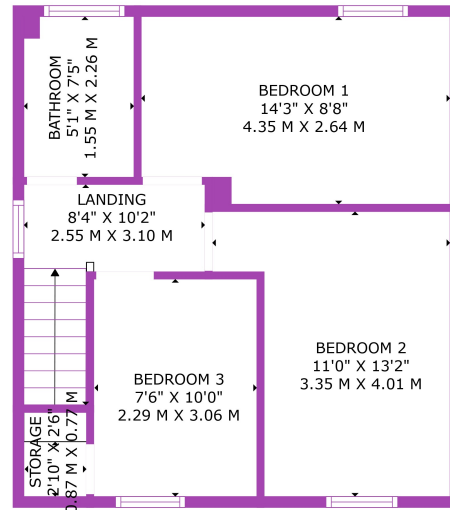
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# GREIG *Residential*



FLOOR 1



FLOOR 2

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**TOTAL: 882 sq. ft, 81 m<sup>2</sup>**  
 FLOOR 1: 457 sq. ft, 42 m<sup>2</sup>; FLOOR 2: 425 sq. ft, 39 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 27 sq. ft, 2 m<sup>2</sup>; STORAGE: 11 sq. ft, 1 m<sup>2</sup>; WALLS: 94 sq. ft, 10 m<sup>2</sup>  
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