

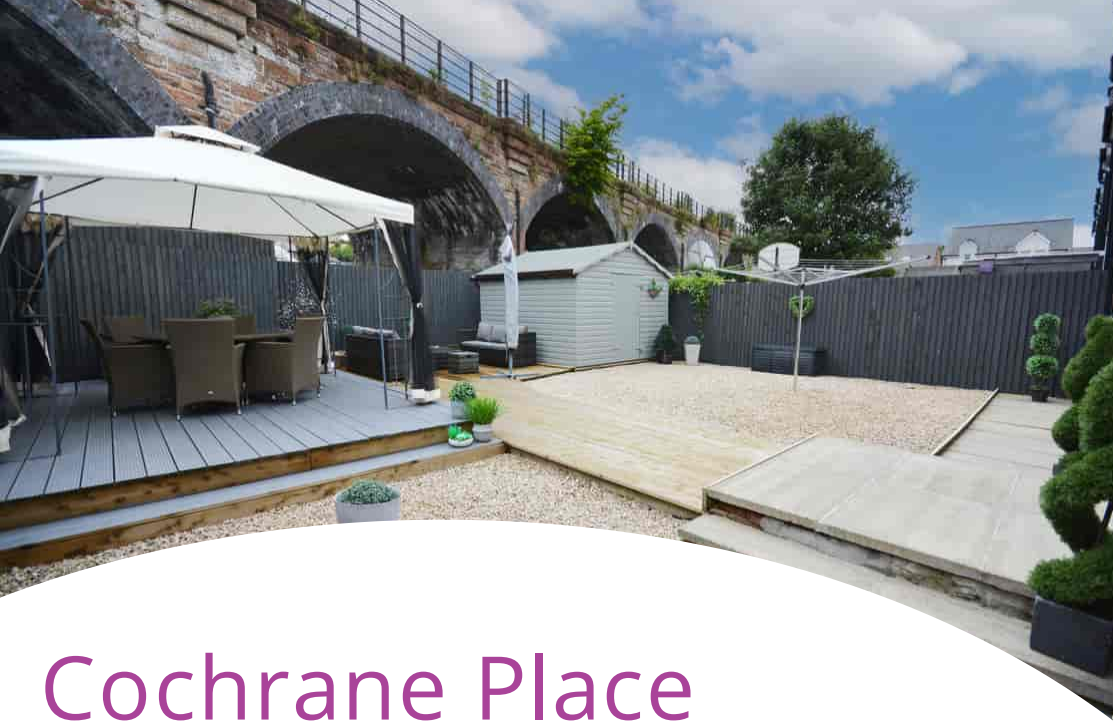


8 Cochrane Place

Newmilns, KA16 9EY

P.O.A.

GREIG
Residential



Cochrane Place

Newmilns, KA16 9EY

An excellent example of modern family living, this impressive three bedroom detached villa has been intricately upgraded & lovingly maintained providing high specification fixtures & fittings throughout, with attention to detail being second to none. Located within an exclusive residential development boasting a head of cul de sac corner plot, this spectacular home further benefits from private parking & beautiful landscaped gardens with the historic Newmilns viaduct offering a unique & characterful backdrop. Internally providing sought after features including open plan dining kitchen, master en suite, glass balustrade & oak finishes throughout. Early viewings are advised.





Hallway

5.55m x 2.19m (18' 3" x 7' 2") Setting the tone of this excellent home is the welcoming entrance hallway providing oak door access to the formal lounge, dining kitchen and cloaks/wc with tasteful neutral decor, tiled flooring and carpeted staircase with feature glass balustrade leading to the upper level. Double glazed window to the side.

Formal Lounge

4.90m x 4.70m (16' 1" x 15' 5") The formal lounge is a sizeable main apartment offering soft neutral decor and fitted carpet, two double glazed windows to the front and oak double doors leading to the kitchen. Plentiful space for freestanding furniture.

Dining Kitchen

7.11m x 4.08m (23' 4" x 13' 5") Stunning, enviable dining sized fitted kitchen providing a range of contemporary gloss wall and base storage units with complimentary work surfaces and feature central island, stainless steel sink and drainer, integrated appliances including 4 ovens & grill, five burner gas hob and hood. Plumbing/space for washing machine, wine cooler and American style fridge/freezer, fitted dining table, ceiling spotlights, neutral decor and tiled flooring. Double doors leading to the lounge, door access to hallway, double glazed French doors leading out into the rear gardens and UPVC door leading into the side gardens. Two double glazed windows to the rear.

Cloaks/WC

2.09m x 1.13m (6' 10" x 3' 8") Practical two piece cloaks/wc conveniently located on the ground floor comprising of wash hand basin with vanity storage and wc. Modern half height metro tiling to walls, crisp white decor and tiled flooring.

Upper Landing

4.76m x 1.03m (15' 7" x 3' 5") On the upper level the landing provides oak door access to the three double bedrooms, family shower room and practical storage cupboard. Neutral decor and fitted carpet.

Bedroom One

4.40m x 3.92m (14' 5" x 12' 10") The master bedroom is an impressive double comprising of stylish decor and fitted carpet, double sliding door fitted wardrobes and two double glazed windows to the rear overlooking the gardens and traditional viaduct. Door access to master en suite.

Master En Suite

2.21m x 1.61m (7' 3" x 5' 3") Generous three piece master en suite shower room comprising of wash hand basin, wc and shower cubicle with mains overhead shower. Modern fully tiled walls, vinyl flooring, heated towel rail and double glazed opaque window to the rear.



Bedroom Two

3.96m x 3.28m (13' 0" x 10' 9") The second sizeable double bedroom offers fresh neutral decor, fitted carpet and double sliding door fitted wardrobe providing storage space. Two double glazed windows to the front.

Bedroom Three

4.06m x 2.71m (13' 4" x 8' 11") Bedroom three, currently utilised as a dressing room is a double sized room with neutral decor, fitted carpet and two practical storage cupboards. Two front facing double glazed windows.

Shower Room

2.63m x 2.23m (8' 8" x 7' 4") Completing the accommodation is the three piece family shower room suite comprising of wash hand basin with vanity storage, wc and double walk in shower cubicle with mains rainfall overhead shower. Contemporary fully tiled walls, laminate flooring, heated towel rail and double glazed opaque window to the side.

External

Positioned on a generous corner plot, this family villa boasts garden grounds to the front and rear which have been landscaped with ease of maintenance in mind. To the front is a monobloc driveway providing private off street parking. The rear gardens comprise of a paved patio/walkway, modern raised decked patio ideal for al fresco dining, a further decked area and two large chipped sections. The rear gardens are fully enclosed by fencing allowing for a safe and peaceful outdoor family space.

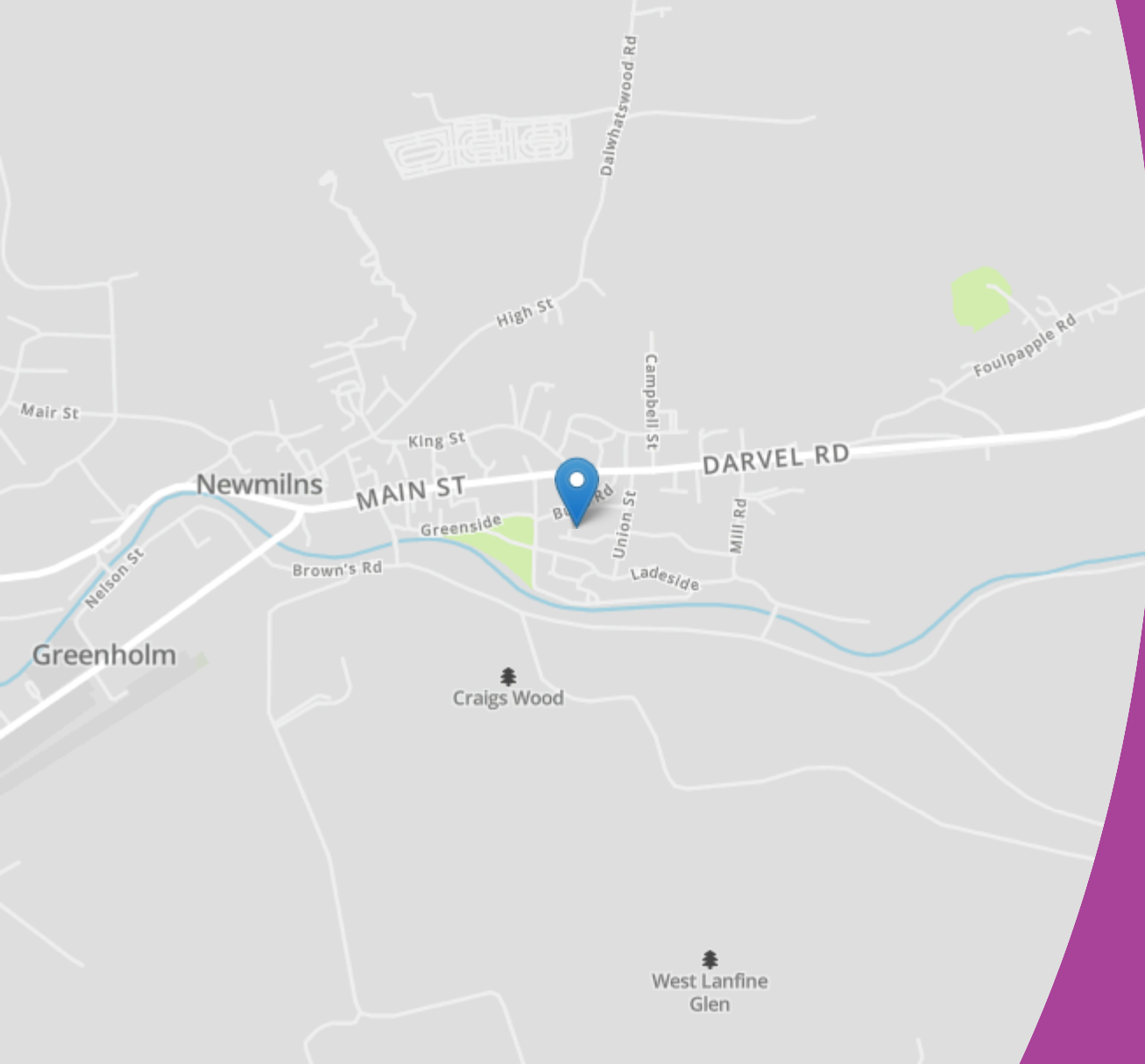
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