



20 Clearmount Avenue
Newmilns, KA16 9ER
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this substantial five bedroom detached villa located in a sought after residential area of Newmilns with stunning, elevated outlooks from the front of the property. The property comprises of an impressive sized lounge/dining room, a sitting room, kitchen, utility room, wc/cloaks, downstairs bedroom or potential third public room, four bedrooms upstairs, one en-suite shower room and family bathroom. The property sits on a generous plot that offers wrap around front, rear and side garden grounds along with a large private driveway providing ample off street parking and a detached garage. This property is unique in its design and offers so much potential, we are sure this will impress all who view.





Porch

Accessed by outer UPVC/ double glazed front door, the porch provides access to the hallway and has tiled flooring and a double glazed window to the side.

Hallway

Accessed by glazed opaque door from the entrance porch, the hallway is impressive in its design and provides access to the lounge, wc/cloaks, utility room and downstairs bedroom/third public room. It offers fitted carpet, neutral decor, carpeted staircase leading to the upper level and a double glazed window to the side of the property.

WC/Cloaks

Two piece bathroom with wc and wash hand basin, fitted carpet, neutral decor and a double glazed opaque window to the rear.

Lounge/Dining

This room offers an impressive layout with plentiful space for an open plan lounge and dining room, the room is complete with a feature electric fire set within a wood surround, fitted carpet, soft neutral decor, door leading to sitting room and a double glazed window to the front providing stunning countryside outlooks.

Sitting Room

A cosy additional public room



that can be flexibly used, it is currently used as a snug with a fitted carpet, neutral decor, doors leading to the kitchen and lounge/dining room. Double glazed window to the side of the property.

Kitchen

Fully fitted kitchen with a selection of wall and base units, integrated oven, integrated electric hob, composite sink and drainer, fitted carpet, plumbing space for fridge freezer, double glazed window to the side and a door leading to the utility area.

Utility Room

A convenient utility space with additional base units that provide plumbing space for a washing machine, dishwasher



and tumble dryer. one storage cupboards and cupboard housing services, fitted carpet and a door to the rear hallway.

Rear Hallway

The rear hallway provides access to the rear garden and benefits from two storage cupboards and fitted carpet.

Bedroom Five

Flexible use downstairs bedroom that could be used as a home office/play room or a dining room. This room offers a lovely view of the mature rear gardens and has two double glazed windows. Fitted carpet and fresh neutral decor.

Bedroom One

Sizable double bedroom with



fitted carpet, soft neutral decor, fitted sliding wardrobes, door to en-suite and a double glazed window providing elevated views of the rolling countryside outlooks.

En-Suite

Three piece suite with wc, wash hand basin, shower cubicle, fitted carpet and a double glazed velux to the side of the property.

Bedroom Two

Generous double with soft pastel decor, fitted carpet, providing fitted wardrobes and a double glazed window to the rear.

Bathroom

Four piece suite with, wc, wash hand basin, bath, shower cubicle, fitted carpet and a double glazed

opaque window to the side of the property.

Bedroom Three

Single bedroom with fitted carpet, neutral decor, providing fitted wardrobes and two double glazed windows to the side of the property.

Bedroom Four

Single bedroom with neutral décor, fitted carpet, providing fitted wardrobes, storage cupboard and two double glazed windows to the side of the property.

External

The property boasts mature wrap around gardens that offer a well manicured lawn and patio area along with a selection of





plants and shrubs. The property benefits from a large driveway and detached garage, the driveway provides ample off street parking for several cars with a secure gate.

COUNCIL TAX BAND

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GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.

GREIG *Residential*



GROSS INTERNAL AREA
FLOOR 1: 956 sq. ft, 89 m², FLOOR 2: 700 sq. ft, 65 m²
EXCLUDED AREAS: , GARAGE: 218 sq. ft, 20 m²
PORCH: 42 sq. ft, 4 m²
TOTAL: 1656 sq. ft, 154 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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