



17 Clearmount Avenue

Newmilns, KA16 9ER

P.O.A.

**GREIG**  
*Residential*





# Clearmount Avenue

Newmilns, KA16 9ER

Greig Residential are delighted to present to the market this charming four bedroom detached villa providing a flexible internal layout with generous apartments over two levels. Located within an ever popular area of Newmilns boasting a preferred cul de sac position complete with leafy and quaint surroundings, intricate mature gardens grounds, off street parking and garage. Having been lovingly maintained we are sure this will impress.





#### Porch

1.98m x 1.62m (6' 6" x 5' 4") With access via the outer UPVC door, the welcoming entrance porch provides neutral decor and laminate flooring, bi-folding doors into practical storage cupboard and door access to lounge.

#### Lounge/Dining Room

7.56m x 4.43m (24' 10" x 14' 6") Sizeable formal lounge with impressive open plan layout to dining area offering soft neutral decor, fitted carpet and staircase leading to the upper level. Useful storage cupboard, dual aspect double glazed windows to the front and side and door access to lower apartments.

#### Home Office/Bedroom 4

3.36m x 2.78m (11' 0" x 9' 1") Bedroom four is a generous double, conveniently located on the ground floor is a flexible use room currently utilised as a home office offering neutral decor, laminate flooring and double glazed window to the rear.

#### Bedroom One

3.35m x 3.40m (11' 0" x 11' 2") The master bedroom, located on the ground floor is a large double offering modern herringbone patterned vinyl flooring, soft neutral decor, two double mirrored door fitted wardrobes providing plentiful storage space and double glazed window to the rear.

#### Wet Room

2.19m x 2.50m (7' 2" x 8' 2") Ideally positioned on the ground floor for those unable to negotiate stairs is the three piece wet room comprising of wash hand basin with vanity storage, wc and walk in shower with mains overhead shower. Wet room flooring, wet wall finish to walls, ceiling spotlights, heated towel rail and double glazed opaque window to the side.

#### Kitchen

3.05m x 3.98m (10' 0" x 13' 1") Impressive fully fitted dining sized kitchen offering a range of grey gloss wall and base storage units with complimentary work surfaces and feature black handles. I created appliances including oven, induction hob, hood, dishwasher and washing machine. Plumbing/space for fridge/freezer, tiled splashback, ceiling spotlights and laminate flooring. Double glazed window to the front and door leading out into the gardens. Plentiful space for dining table and chairs.

#### Bedroom Two

4.67m x 3.68m (15' 4" x 12' 1") On the upper level the second bedroom is a generous double offering soft neutral decor and fitted carpet. Ceiling spotlights and double glazed Velux window to the front.

#### Bedroom Three

3.39m x 3.68m (11' 1" x 12' 1") Bedroom three is a spacious double room again with neutral decor, fitted carpet, ceiling spotlights and double glazed Velux window.

#### Shower Room

1.53m x 1.95m (5' 0" x 6' 5") Completing the accommodation is the three piece shower room comprising of wash hand basin, wc and corner shower cubicle with electric overhead shower. Vinyl flooring, neutral decor and side facing double glazed opaque window.

#### Externally

This beautiful villa is sat upon a sizeable plot which has been intricately landscaped with private garden grounds to the front and rear. To the front, the gardens are mostly laid to chips, decorated with mature shrubbery. Generous monobloc driveway to the side providing off street parking leading to the detached brick built garage with up and over door access. The spacious rear gardens are mostly laid to chips with modern paved patio and pathway and a selection of mature shrubbery providing a wealth of colour.

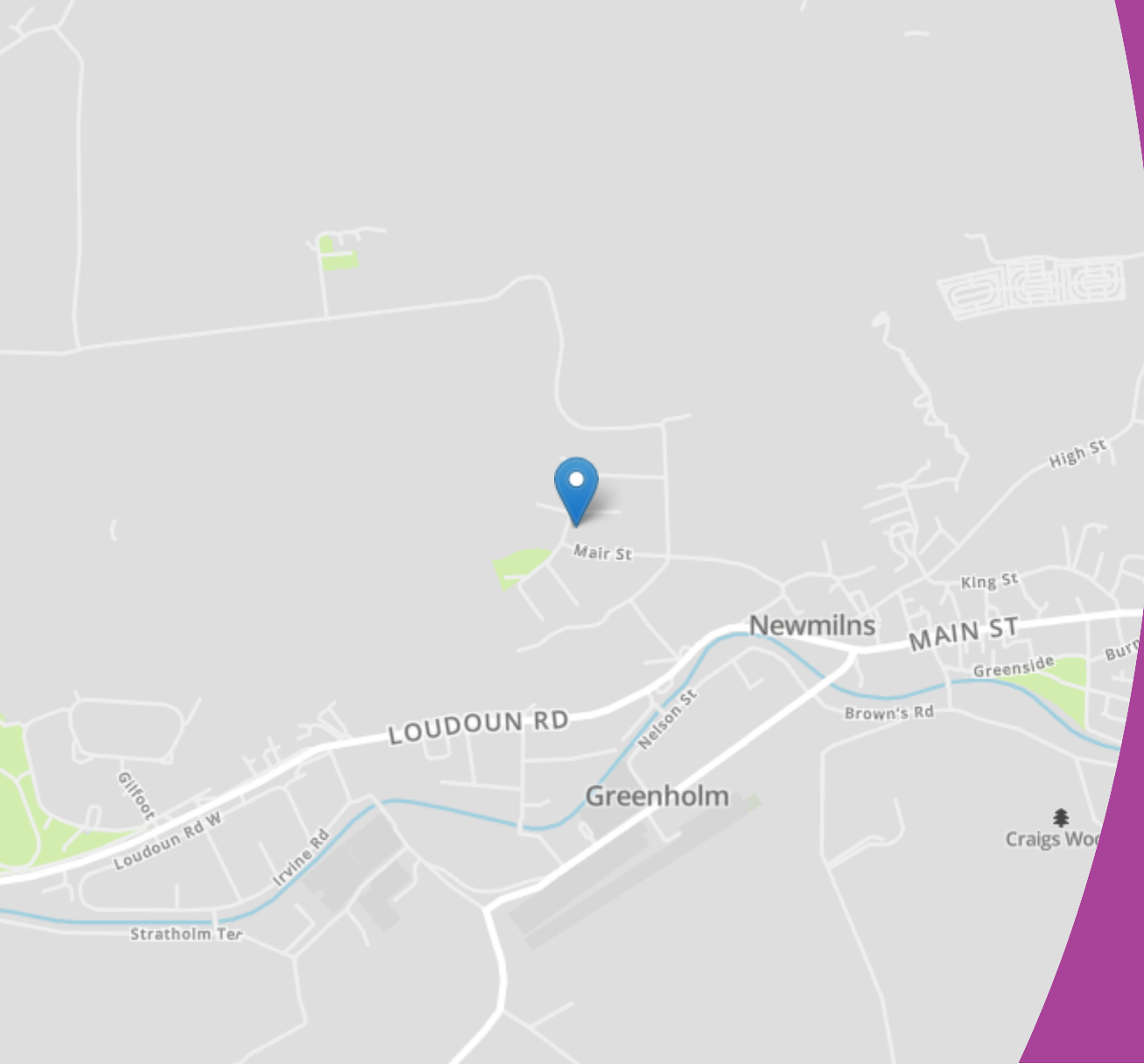
#### Council Tax Band

Band D

#### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.

# GREIG *Residential*



Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)