



5 Fraser Court
Newmilns, KA16 9JH
P.O.A.

GREIG
Residential



Fraser Court

Newmilns, KA16 9JH

Tucked beside the River Irvine in an exclusive, charming cul de sac on the outskirts of Newmilns, this impressive three bedroom detached bungalow enjoys uninterrupted views of the river and surrounding countryside, all while remaining within easy reach of local amenities—offering an ideal blend to suit any lifestyle. Providing generous, all on one level living space and enhanced by a superb conservatory, this seldom available home features contemporary neutral décor and modern fixtures throughout. Positioned on a wraparound plot with ample off-street parking, a detached garage, and beautifully landscaped gardens, it truly ticks every box and is sure to impress even the most discerning buyer.





Porch

2.30m x 2.34m (7' 7" x 7' 8") Access is given via an outer door to a welcoming entrance porch boasting neutral decor, laminate flooring, a double glazed window to the side and a door leading to the hallway.

Hallway

6.32m x 5.50m (20' 9" x 18' 1") The spacious 'L' shaped hallway offers fresh white decor, practical storage cupboard and fitted carpet. The hallway gives access to the all apartments.

Lounge

4.21m x 5.98m (13' 10" x 19' 7") Generously proportioned main apartment boasting neutral decor with a stylish feature wall, gas fireplace within a decorative surround, plentiful space for free standing furniture, fitted carpet and a large double glazed window to the front.

Family Room

3.61m x 3.76m (11' 10" x 12' 4") Spacious second apartment complete with crisp white decor, fitted carpet, double glazed window to the side and patio doors leading to the conservatory.

Conservatory

3.61m x 4.19m (11' 10" x 13' 9") Superb rear facing conservatory boasting double glazed windows to all aspects allowing for far reaching uninterrupted riverside and countryside views, neutral decor, fitted carpet and a door leading to the garden.

Kitchen

4.19m x 3.70m (13' 9" x 12' 2") Fully fitted modern kitchen complete with stylish matt grey wall and base units providing ample storage with complimentary marble effect work surface, integrated oven, hob and hood, integrated microwave, plumbing and space for a washing machine, sink and drainer, neutral decor, plentiful space for dining table and chairs LVT flooring, a large double glazed window to the rear and a door leading to the rear garden.

Bedroom One

2.84m x 4.34m (9' 4" x 14' 3") The master bedroom is an impressive double boasting neutral decor, quadruple mirrored door fitted wardrobes providing ample storage, fitted carpet, a double glazed window to the front and access to en-suite facilities.

En-suite

2.68m x 1.77m (8' 10" x 5' 10") Stylish en-suite comprising of a wash hand basin with vanity storage and wc set, shower cubicle, modern wet wall tiling and LVT flooring.

Bedroom Two

2.96m x 3.73m (9' 9" x 12' 3") Spacious double bedroom with neutral decor, mirrored door fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.61m x 2.59m (11' 10" x 8' 6") The third bedroom is a spacious double offering soft neutral decor, fitted carpet and a double glazed window to the side.

Bathroom

Completing the accommodation is the family shower room comprising of a wash hand basin with vanity unit and matching wc set, shower cubicle, stylish wet wall tiling to walls, LVT flooring and a double glazed window to the rear.

Externally

This property enjoys beautifully landscaped wrap around gardens. The front garden features a generous area laid with decorative chips and a sweeping mono blocked driveway offering excellent off street parking and access to the garage. The rear garden has been thoughtfully designed for low maintenance living, boasting attractive paved patio areas, mature planting, a chipped section and a superb decked terrace overlooking the River Irvine - the perfect spot to relax and soak in the stunning outlook.

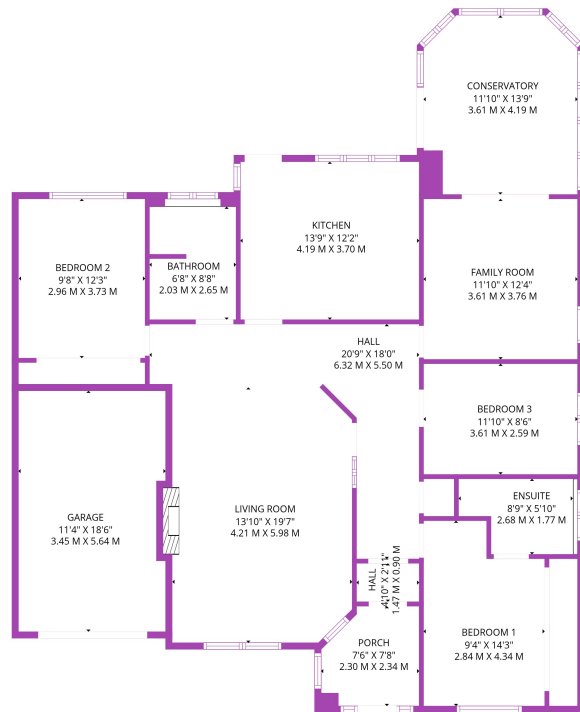
Council Tax Band

Band

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TOTAL: 1477 sq. ft, 137 m2

1st Floor: 1477 sq. ft, 137 m2

EXCLUDED AREAS: PORCH: 52 sq. ft, 5 m2, GARAGE: 205 sq. ft, 19 m2, FIREPLACE: 4 sq. ft, 0 m2,
WALLS: 108 sq. ft, 9 m2

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