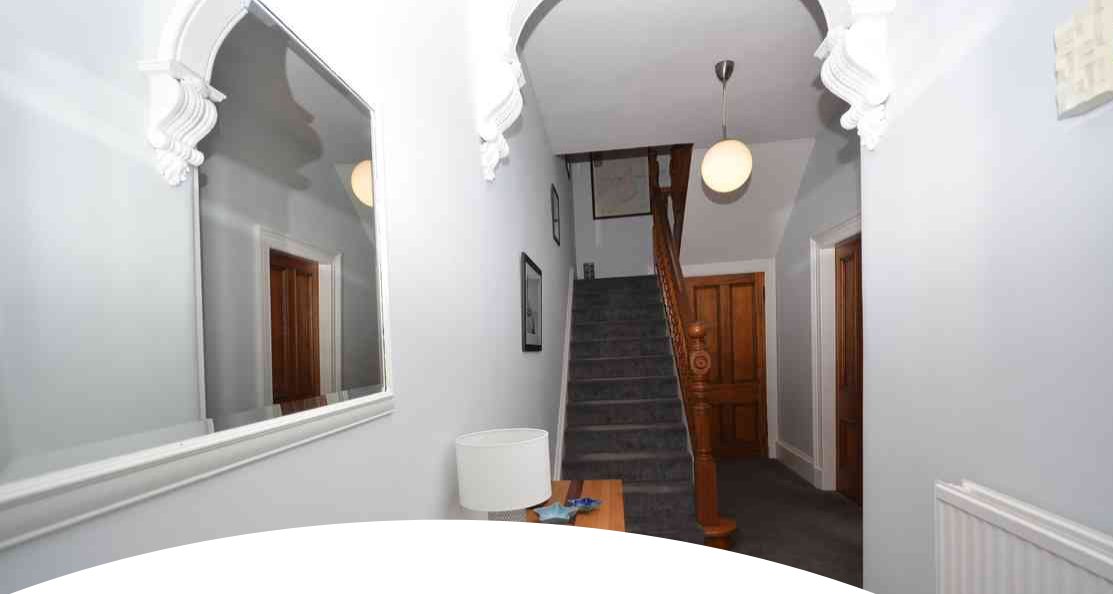




95 Loudoun Road
Newmilns, KA16 9HQ
Offers Over £155,000

GREIG
Residential



Loudoun Road

Newmilns, KA16 9HQ

Greig Residential are delighted to present to the market this handsome three bedroom, two apartment semi detached traditional villa located in the heart of Newmilns close to local amenities, transport links and schooling. Boasting spacious accommodation over two levels this property further benefits from an abundance of traditional features throughout, generous private gardens, off street parking and a garage.

Having been lovingly maintained by the current owners this is the ideal family home and is sure to appeal to a wide range of buyers.





Hallway

6.07m x 2.57m (19' 11" x 8' 5") Impressive entrance hallway with traditional high ceilings & detailed architrave, accessed from an outer porch. Stripped original door giving access to dining room, sitting room & kitchen. There is a solid wood carpeted traditional staircase to the upper level as well as an understairs storage cupboard & additional shelved storage cupboard.

Formal Lounge

5.45m x 3.92m (17' 11" x 12' 10") A multi use room currently used as a formal lounge, generous in proportion with fireplace with open flue ideal for a log burner or open fire. Neutral contemporary decor with fitted carpet & traditional ceiling cornicing as well as generous storage cupboard & double glazed windows to both the front & side offering leafy outlooks.

Lounge

5.04m x 4.24m (16' 6" x 13' 11") Generously proportioned lounge with contemporary neutral decor, fitted carpet & ceiling coving. This room also features a log burning stove set within a decorative surround with tiled hearth. There is a double glazed window to the rear overlooking the gardens.

Kitchen

2.61m x 2.25m (8' 7" x 7' 5") Traditional style fitted kitchen offering cream wall & base units, tiled splashbacks, neutral decor & tiled flooring. There is a double glazed window to the rear as well as a upvc door leading to the garden. Integrated appliances including oven, gas hob & hood & plumbing & space for fridge.

Utility/Outhouse

2.47m x 2.43m (8' 1" x 8' 0") Detached from the property but used as a utility room with plumbing & space for fridge freezer, washing machine & tumbledrier. Two Belfast style sinks as well as an original external wc in working order.

Bathroom

2.21m x 1.40m (7' 3" x 4' 7") Located on the half landing the spacious family bathroom comprises of a three piece white suite, electric shower over bath, soft decor, traditional wood paneling, tiled flooring and a double glazed opaque window to the rear.



Bedroom Two

4.13m x 3.67m (13' 7" x 12' 0") Generous double bedroom featuring contemporary decor, ceiling cornicing, fitted carpet and a traditional double glazed dormer to the front complete with Tudor seat.

Bedroom One

4.23m x 4.24m (13' 11" x 13' 11") Superb master bedroom offering soft neutral decor, ceiling cornicing, fitted carpet and a double glazed dormer window to the rear.

Bedroom Three

3.34m x 2.35m (10' 11" x 7' 9") A good sized single bedroom complete with neutral contemporary decor, fitted carpet and a double glazed dormer window to the front.

Upper Landing

3.72m x 3.55m (12' 2" x 11' 8") Galleried upper landing comprising of contemporary decor, ceiling coving, a double glazed velux to the rear and gives access to the three bedrooms and a staircase leading to the half landing and lower level.

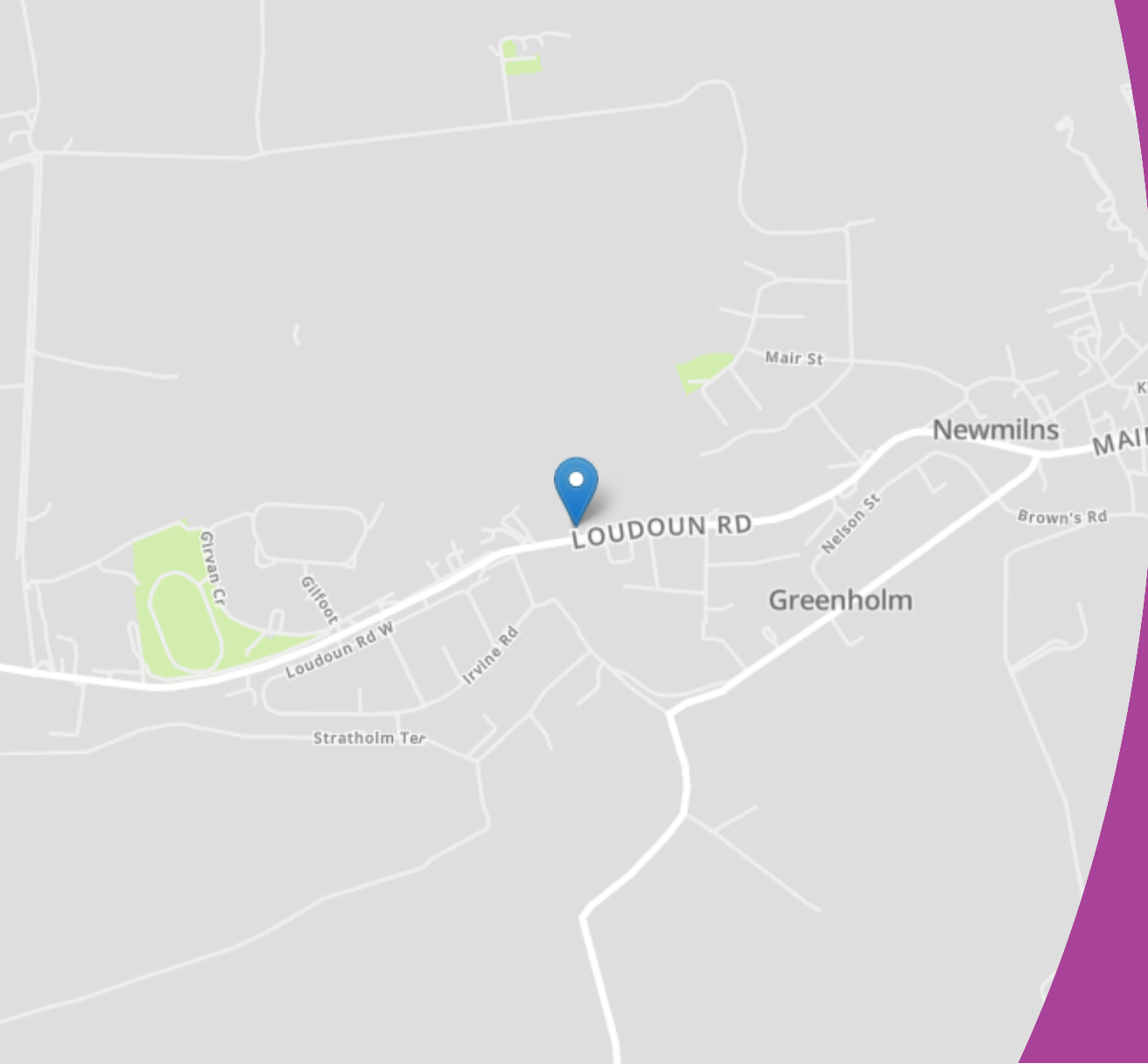
Externally

This property boasts extensive private gardens to the front and rear, the front garden has a well manicured lawn bordered with a bedding area and paved pathway leading to the property, whilst the rear garden is fully enclosed with gated access to the side allowing for paved off street parking and leading to the garage, a large outbuilding currently utilized as a utility room, a well manicured lawn and a mono blocked patio perfect for al fresco dining and entertaining.

Disclaimer

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