



4 Hillside Place  
Newmilns, KA16 9EH  
P.O.A.

**GREIG**  
*Residential*





# Hillside Place

Newmilns, KA16 9EH

Greig Residential are delighted to present to the market this charming three bedroom mid terraced property in the ever popular location of Newmilns, close to local amenities and schooling. Comprising of lounge, bathroom, kitchen, two bedrooms and a box room/office. We are sure this property will impress and appeal to a wide range of buyers.





### Hallway

7.22m x 1.37m (23' 8" x 4' 6") Accessed from outer porch in to hallway and is complete with fitted carpet, solid wooden stair case to upper level, under stair storage cupboard, ceiling cornice and feature archway, access to front facing lounge, downstairs bedroom, bathroom and kitchen.

### Lounge

4.73m x 4.33m (15' 6" x 14' 2") Generously proportioned main apartment in need of modernization with fitted carpet and a double glazed window to the front.

### Downstairs Bedroom

4.00m x 3.59m (13' 1" x 11' 9") The second bedroom has the flexibility to be used as second sitting room or dining room if desired. It is complete with feature fire surround, neutral decor, ceiling corning, fitted carpet and a single glazed sash window to the rear.

### Bathroom

2.87m x 1.59m (9' 5" x 5' 3") Three piece colored suite offering mains over bath shower, selection of tiled and paneled wall finishes and a single glazed opaque window to the side.

### Kitchen

3.07m x 3.00m (10' 1" x 9' 10") Fitted kitchen comprising of wooden wall paneling, vinyl flooring, stainless steel sink and drainer, plumbing space for cooker, washing machine and fridge freezer, a single glazed window to the side and door leading to rear gardens.



### Bedroom One

6.15m x 3.61m (20' 2" x 11' 10") Generously proportioned master bedroom with fitted carpet and a double glazed dormer window to the front with far reaching countryside views.

### Box Room/Office

2.15m x 2.15m (7' 1" x 7' 1") Small single bedroom or home office with neutral decor, fitted carpet and a double glazed velux window.

### External

The property further benefits from a large rear garden mostly laid to chips with lawn.

### DISCLAIMER

0m x 0m (0' 0" x 0' 0") 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.

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