



14 Campbell Court
Newmilns, KA16 9BW
P.O.A.

GREIG
Residential



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Ideally positioned on a preferred corner plot within the ever popular town of Newmilns, this modern four bedroom detached villa is sure to impress. Boasting an abundance of spacious accommodation over two levels, beautifully presented by the current owner with contemporary decor and stylish fixtures and fittings throughout. Complimented by spacious landscaped gardens, ample off street parking and located within ease of access to all local amenities, schooling and transport links, this ticks all the boxes for the ideal family home.





Hallway

4.46m x 1.97m (14' 8" x 6' 6") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway offering contemporary neutral decor, ceiling coving, practical storage cupboard and fitted carpet. Double doors give access to the lounge, door access to the kitchen, wc and a carpeted staircase leads to the upper level.

Lounge/Diner

7.92m x 3.31m (26' 1" x 10' 10") Generously proportioned main apartment boasting neutral decor, plentiful space for free standing furniture, archway to dining area, ceiling coving, fitted carpet and dual aspect double glazed windows to the front and rear.

Kitchen

6.13m x 3.40m (20' 1" x 11' 2") Impressive dining sized kitchen complete with plentiful white gloss wall and base storage units with complimentary work surface, integrated oven, gas hob and hood, plumbing and space for american fridge freezer, washing machine, tumble drier and dish washer, crisp white decor, ceiling spotlights, plentiful space for dining table and chairs, tiled flooring, two double glazed windows to the rear, a double glazed window to the front and door to the gardens.

Cloaks/WC

1.82m x 0.86m (6' 0" x 2' 10") Practical cloaks/wc comprising of a wash hand basin, wc, crisp white decor with neutral tiling, laminate flooring and a double glazed opaque window to the front.

Bedroom One

3.92m x 3.36m (12' 10" x 11' 0") Superb master bedroom offering neutral decor, ceiling coving, fitted carpet and a double glazed window to the side.

Bedroom Two

3.82m x 3.38m (12' 6" x 11' 1") A spacious double bedroom boasting contemporary children's decor, ceiling coving, fitted carpet and a double glazed window to the front offering open leafy outlooks.

Bedroom Three

3.35m x 3.16m (11' 0" x 10' 4") Bedroom three is a spacious double with contemporary decor, ceiling coving, fitted carpet and

Bedroom Four

2.78m x 2.38m (9' 1" x 7' 10") A spacious fourth bedroom offering contemporary decor, ceiling coving, fitted carpet and a double glazed window to the front.

Landing

2.95m x 1.96m (9' 8" x 6' 5") The upper landing offers contemporary neutral decor, a practical storage cupboard, ceiling coving, fitted carpet and provides access to four bedrooms and bathroom.

Bathroom

1.91m x 1.88m (6' 3" x 6' 2") Completing the accommodation is the newly fitted family bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead mains shower, vanity mirror, heated towel rail, stylish tiling to walls and flooring and a double glazed opaque window to the rear.

Externally

This property boasts spacious private gardens with a mono block driveway to the side allowing for ample off street parking. The rear garden is fully enclosed and offers a well manicured lawn area and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

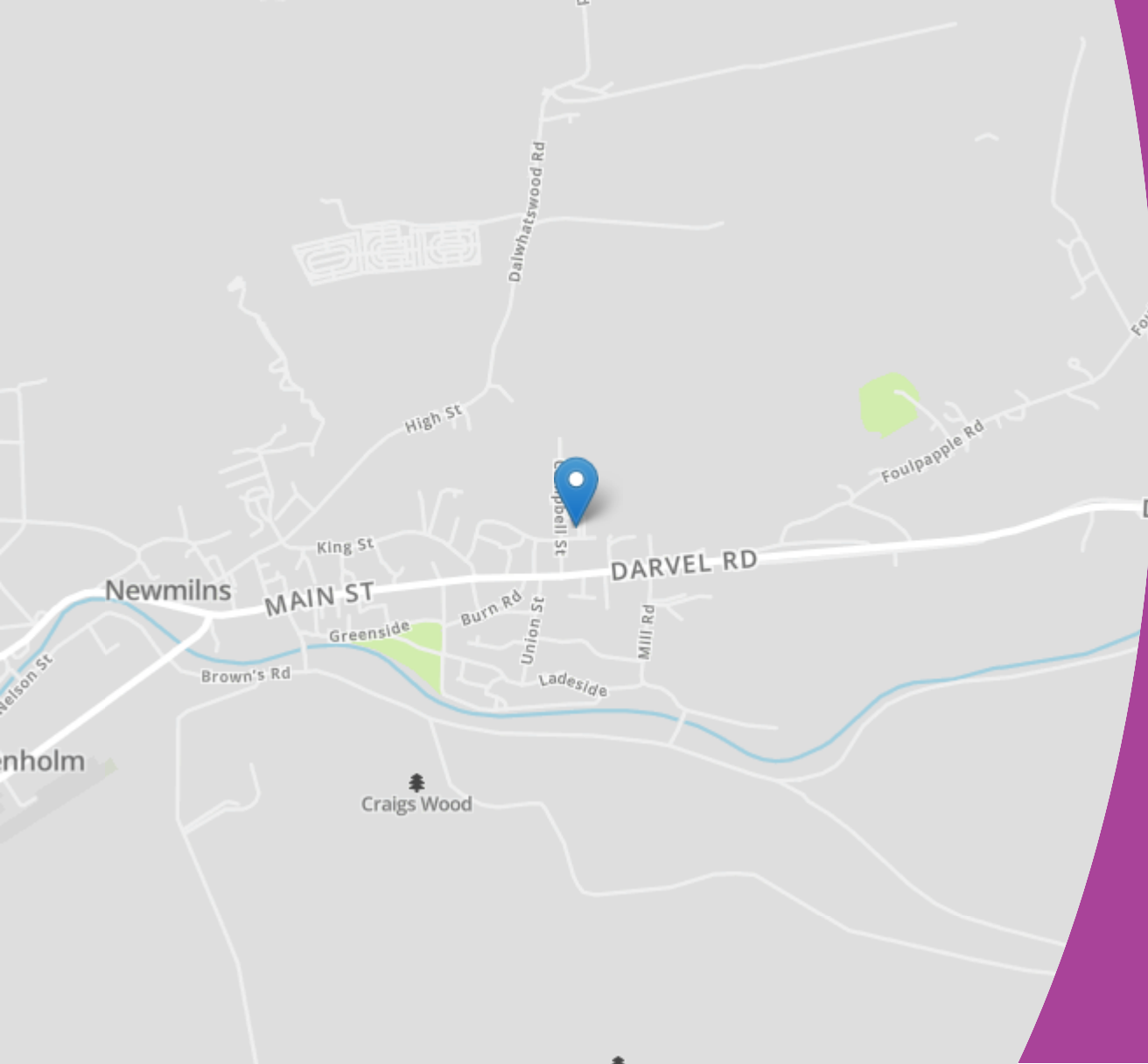
Band D

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