



25 Loudoun Road West
Newmilns, KA16 9JA
P.O.A.

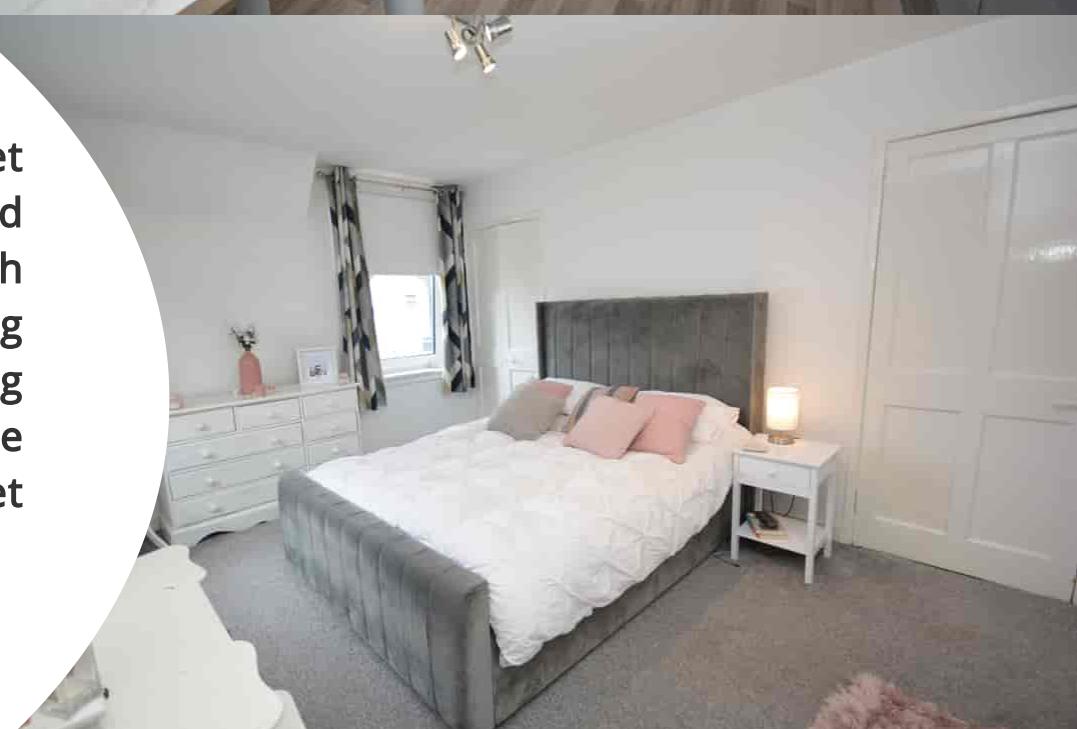
GREIG
Residential

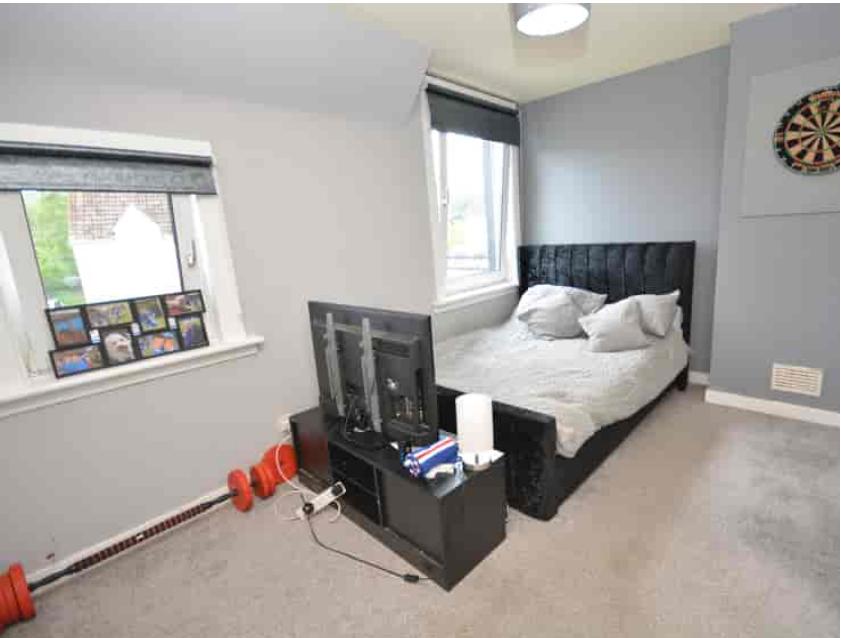


Loudoun Road West

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Greig Residential are delighted to present the market this superb three bedroom semi detached villa located in the ever popular residential area of Newmilns, with direct access to transport links and schooling. Having been lovingly maintained by the current owners offering generous contemporary living space, low maintenance private gardens to the rear and plentiful off street parking, this property is the ideal family home.





Hallway

4.95m x 1.99m (16' 3" x 6' 6") Access by outer wooden door boasting neutral décor, laminate flooring, storage cupboard and door access to lounge and bathroom.

Lounge

5.58m x 3.54m (18' 4" x 11' 7") Generous main apartment offering contemporary grey décor, laminate flooring, featuring gas fireplace, ceiling coving, double glazed windows to the front and rear with door access to kitchen.

Kitchen

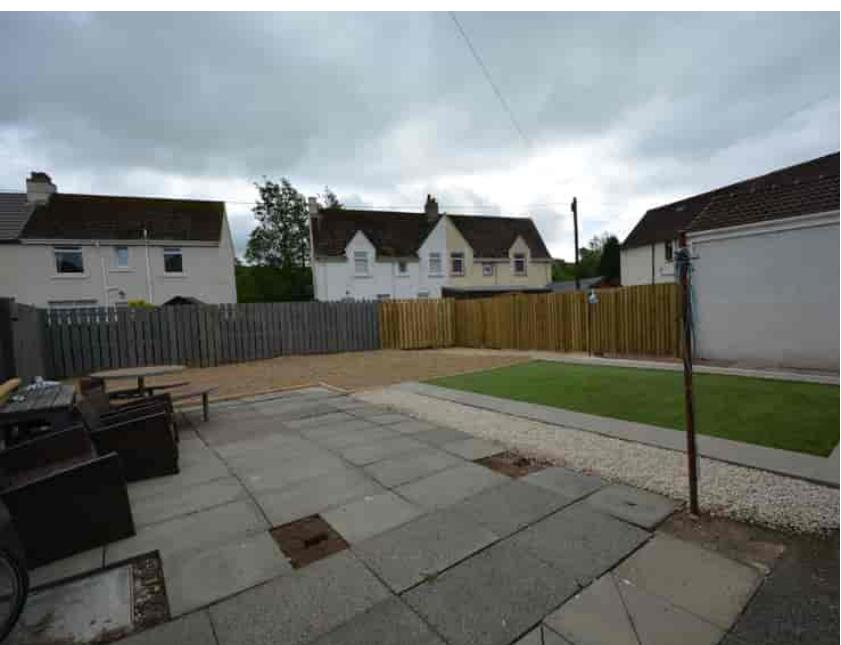
4.32m x 3.94m (14' 2" x 12' 11") Fully fitted kitchen with contemporary grey gloss wall and base units with contrasting white work surfaces, tiled splashback, stainless steel sink and drainer, integrated extractor hood, plumbing space for cooker, fridge freezer, washing machine, storage cupboard, offering breakfast bar seating area, double glazed window to the rear and door access to rear gardens.

Bedroom One

4.25m x 3.27m (13' 11" x 10' 9") Generous double bedroom offering contemporary neutral décor, fitted carpet, two storage cupboards and double glazed windows to the rear and side.

Bedroom Two

3.96m x 2.75m (13' 0" x 9' 0") Generous double bedroom offering grey neutral décor, fitted carpet with double glazed window to the front.



Bedroom Three

3.63m x 2.72m (11' 11" x 8' 11") Generous double bedroom offering contemporary grey décor, fitted carpet, storage cupboard and two double glazed window to the rear.

Bathroom

2.04m x 1.77m (6' 8" x 5' 10") Three piece white suite comprising of WC, wash hand basin combination unit and mains operated shower over bath, tiled flooring, wet wall finish to walls with double glazed opaque window to the side.

External

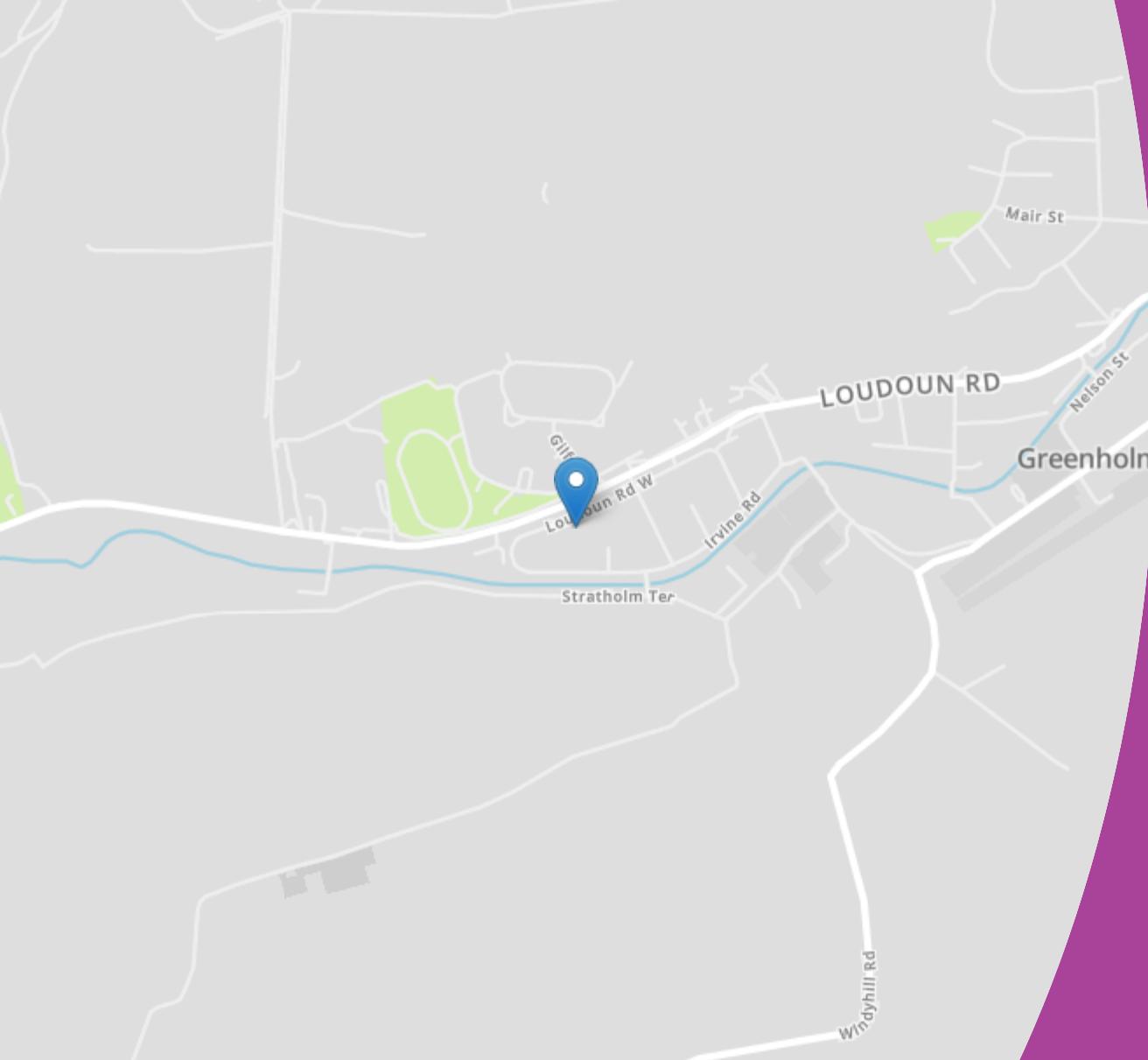
Generous low maintenance private gardens to the rear offering paved, chipped and astro area. Further offering plentiful off street parking on driveway to the side of the property.

Council Tax Band

Band B

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