



24b Mill Crescent  
Newmilns, KA16 9BB  
P.O.A.

**GREIG**  
*Residential*



# Mill Crescent

Newmilns, KA16 9BB

Greig Residential are delighted to present to the market this spacious one bedroom ground floor flat located in a popular residential area of Newmilns close to local amenities and transport links. Comprising of lounge, kitchen, spacious double bedroom and bathroom and complemented by well maintained communal gardens.

Having been presented in immaculate condition throughout this is sure to appeal to a wide range of buyers.







### Hallway

3.15m x 1.10m (10' 4" x 3' 7") Access from a communal entry via an outer timber door to a welcoming entrance hallway complete with crisp white decor and stylish grey laminate flooring. The hallway gives access to the lounge, bedroom and bathroom.

### Lounge

5.09m x 3.32m (16' 8" x 10' 11") Generous main apartment comprising of crisp white decor, ceiling coving, shelved storage cupboard, newly fitted grey carpet, double glazed window to the front and a small double glazed window to the side.

### Kitchen

3.34m x 1.83m (10' 11" x 6' 0") Stylish fully fitted kitchen complete with newly refitted white gloss wall and base units, plumbing and space for cooker, washing machine and fridge freezer, stainless steel sink and drainer, breakfast bar seating area, crisp white decor, tiled splash back, contemporary grey laminate flooring and a double glazed window to the rear.

### Bedroom One

3.94m x 2.75m (12' 11" x 9' 0") Spacious double bedroom comprising of crisp white decor, a selection of fitted storage cupboards, contemporary newly fitted grey carpet and a

### Wet Room

1.95m x 1.54m (6' 5" x 5' 1") Completing the accommodation is the wet room comprising of wash hand basin and wc set, electric wall hung shower, contemporary wet wall finish to walls, wet room flooring and a double glazed window to the rear.

### Externally

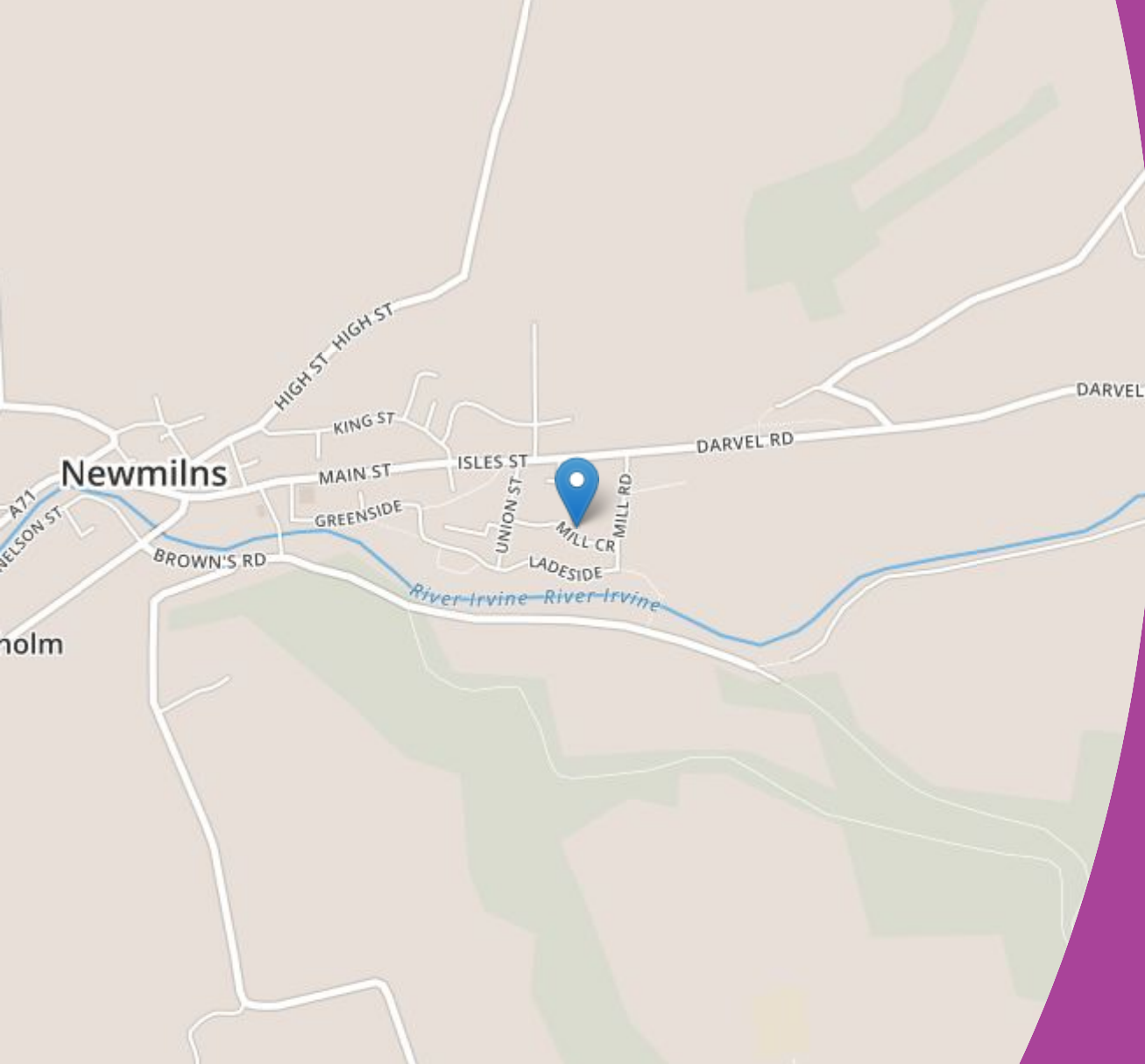
This property boast a well maintained communal garden which has been fully laid to lawn with a paved walkway and communal entrance.

### Disclaimer

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