



7 Queen's Crescent
Newmilns, KA16 9HP
Offers Over £109,995

GREIG
Residential



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Greig Residential are delighted to present to the market this rarely available, extended two bedroom semi detached villa situated within an idyllic cul-de-sac location in the ever popular village of Newmilns. This villa boasts spacious accommodation over two levels complete with neutral decor and modern fixtures and fittings throughout. With mature extensive gardens to front and rear, driveway to the side and immediate countryside surroundings with tranquil river outlooks, this property will be sure to appeal to a wide range of buyers.





Hallway

Access is given via an outer UPVC door to a welcoming entrance hallway offering neutral decor, practical storage cupboard and fitted carpet. The hallway gives access to the lounge, kitchen/dining room, bathroom and a carpeted staircase leads to the upper level.

Lounge

Generously proportioned main apartment boasting neutral decor, plentiful space for free standing furniture, fitted carpet and double glazed window to the front and side.

Kitchen/Dining

Large fully fitted modern dining sized kitchen complete with wall and base units providing ample storage with complimentary work surface, integrated dish washer, stainless steel sink and drainer, plumbing and space for washing machine, cooker and fridge freezer, neutral decor, plentiful space for dining table and chairs, laminate flooring, double glazed window to the side and patio door overlooking and leading to the rear garden.

Bathroom

Conveniently located on the lower level the family bathroom comprises of a twin combination wash hand unit with vanity, wc, free standing bath, double walk in shower with mains shower, chrome heated towel rail, stylish wet wall finish, ceiling spotlights, fitted carpet and a double glazed opaque window to the front.

Bedroom One

The master bedroom is a generous double offering neutral decor, fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the front.



Bedroom Two

A generous double bedroom requires redecoration and floor coverings, double glazed window to the rear.

Externally

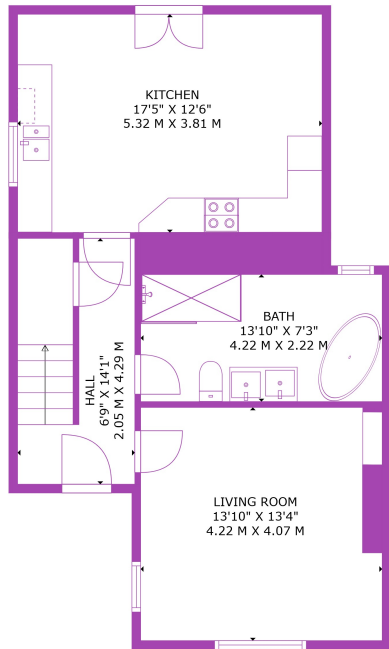
Positioned on a sizeable plot, this villa boasts private garden grounds to the front and rear. The front gardens are mostly laid to lawn with mature shrubbery. A generous sized driveway to the side provides ample off street parking. To the rear, the extensive landscaped rear garden is the ideal tranquil spot, leading to the river, comprising of a modern raised decked patio perfect for al fresco dining, leading to a large lawn and chipped area, with a selection of scattered mature shrub providing a wealth of colour.

Council Tax Band

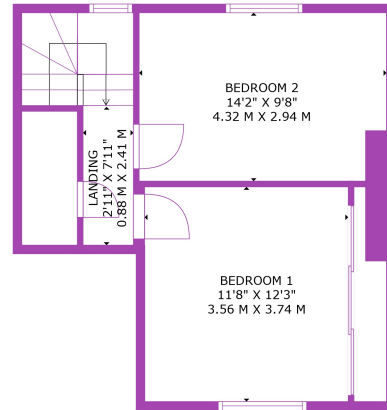
Band A

Disclaimer

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FLOOR 1



FLOOR 2

Total scanned area: 1127 sq. ft

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