



7 King's Crescent

Newmilns, KA16 9DY

P.O.A.

**GREIG**  
*Residential*



# King's Crescent

Newmilns, KA16 9DY

Nestled within a quaint cul de sac in the ever popular town of Newmilns, this impressive three bedroom semi detached villa is sure to impress. Boasting spacious versatile accommodation perfect for single storey or family living, this superb villa has been fully upgraded with contemporary stylish accommodation and modern fixtures and fittings throughout. Situated on a preferred corner plot offering extensive fully enclosed landscaped gardens complete with an elevated summer house, bar area and ample off street parking. Located within ease of access to local amenities, schooling and transport links, this is the ideal family home and is sure to appeal to even the most discerning of buyers.





#### Hallway

2.60m x 1.30m (8' 6" x 4' 3") Access is given via an outer composite door to a welcoming entrance hallway boasting neutral decor and laminate flooring. The hallway gives access to the lounge, bedroom three, bathroom and a carpeted staircase leads to the upper level.

#### Lounge

4.22m x 3.88m (13' 10" x 12' 9") Generously proportioned main apartment offering contemporary decor with a stylish feature entertainment wall complete with a stunning electric fire, plentiful space for free standing furniture, laminate flooring, a double glazed window to the front and door leading to the kitchen.

#### Kitchen

4.15m x 2.30m (13' 7" x 7' 7") Fully fitted kitchen complete with ample wall and base storage units with complementary work surface, integrated oven, gas hob and extractor hood, composite sink and drainer, plumbing and space for fridge freezer, washing machine and tumble drier, neutral decor, breakfast bar seating area, ceiling spotlights, tiled flooring, double glazed window to the rear and a door leading to the rear gardens.

#### Bedroom Three

3.09m x 2.64m (10' 2" x 8' 8") Located on the lower level, bedroom three is a spacious double offering stylish modern decor, contemporary wall panelling, laminate flooring and a double glazed window to the front.

#### Bathroom

1.83m x 1.50m (6' 0" x 4' 11") Conveniently located on the lower level the family bathroom comprises of a wash hand basin and wc combination unit, bath with overhead mains waterfall shower, matt black taps and accessories, matt black radiator, stylish marble wall and floor tiling, ceiling spotlights and a double glazed opaque window to the rear.

#### Bedroom One

4.54m x 3.41m (14' 11" x 11' 2") The master bedroom is an impressive double boasting neutral decor, double sliding door fitted wardrobes, feature tv wall with LED lighting, laminate flooring and a double glazed window to the front.

#### Bedroom Two

3.21m x 3.17m (10' 6" x 10' 5") A spacious double bedroom with fresh white decor, plentiful shelved and hanging storage, laminate flooring and a double glazed window to the rear.

#### Externally

This property is situated on a superb corner plot, the front has been fully laid to chip for ease of maintenance with a large chipped driveway leading to the rear allowing for ample off street parking. The rear garden is fully enclosed with decorative double gate and offers a large area laid to astro turf with a decorative chipped border, a paved patio perfect for al fresco dining and an elevated decked patio leading to the summer house and bar area. The garden is complete with feature downlighters.

#### Summer House

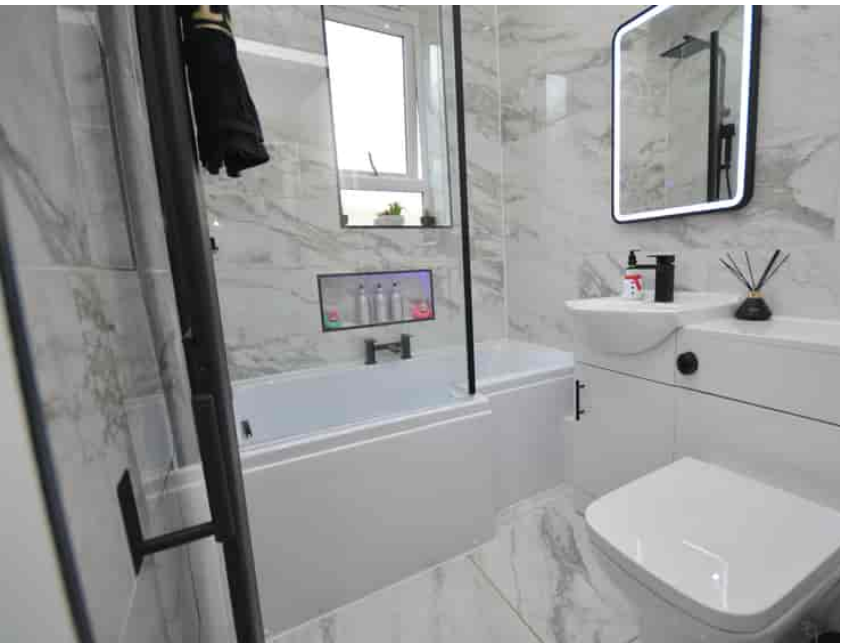
The elevated summer house is fully double glazed to the front overlooking the garden complete with neutral decor, feature fire place and laminate flooring.

#### Council Tax Band

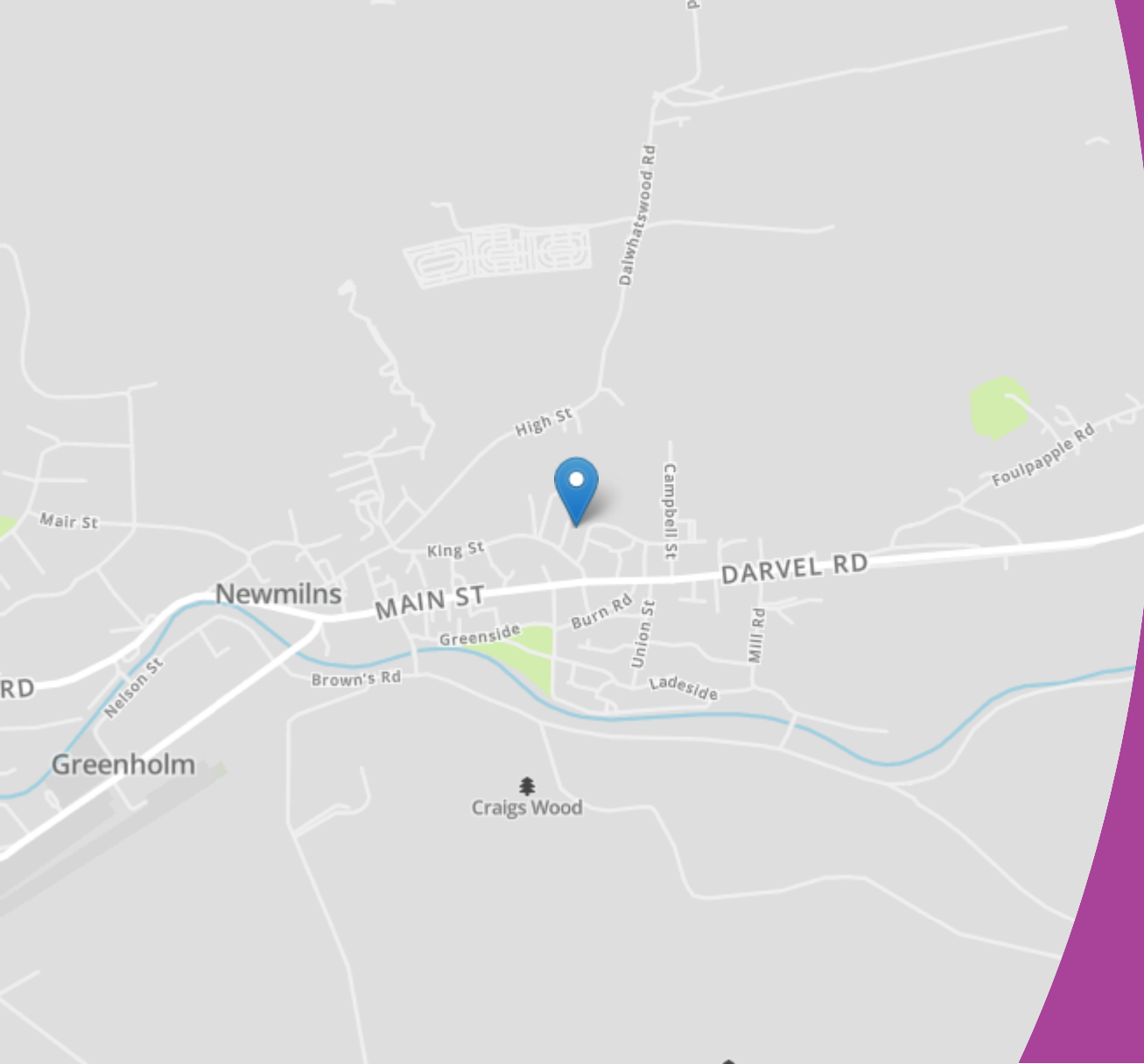
Band A

#### Disclaimer

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