



45 King Street
Newmilns, KA16 9DW
P.O.A.

GREIG
Residential



King Street

Newmilns, KA16 9DW

Ideally situated in the heart of Newmilns, this charming traditional one bedroom ground floor flat offers easy access to local amenities and excellent transport links. The property features spacious, all on the level accommodation and has been recently renovated boasting a stylish open plan living area with modern neutral décor and quality fixtures and fittings throughout. Further benefits include well maintained communal gardens and off street parking, making it an ideal choice for first time buyers, investors, or those looking to downsize and is sure to impress all who view.





Hallway

2.46m x 1.03m (8' 1" x 3' 5") Access is given to a welcoming entrance hallway offering contemporary neutral decor and laminate flooring. The hallway gives access to all apartments.

Lounge/Kitchen

2.36m x 3.69m (7' 9" x 12' 1") 2.40m x 3.69m (7' 10" x 12' 1") Impressive open plan main apartment offering modern neutral decor, plentiful space for free standing furniture, laminate flooring and two double glazed windows to the front. The kitchen area is complete with contemporary wall and base units providing ample storage with a stylish contrasting work surface, integrated oven, electric hob and hood, stainless steel, practical breakfast bar seating area, neutral decor and a stylish splashback.

Bedroom

3.92m x 3.35m (12' 10" x 11' 0") Spacious double bedroom with neutral decor, a selection of fitted wardrobes, a large walk in storage cupboard, fitted carpet and a double glazed window to the rear.



Bathroom

Completing the accommodation is the stylish shower room comprising of a wash hand basin with vanity storage, wc, double shower cubicle with mains shower, heated towel rail, neutral tiling to walls and tiled flooring.

Externally

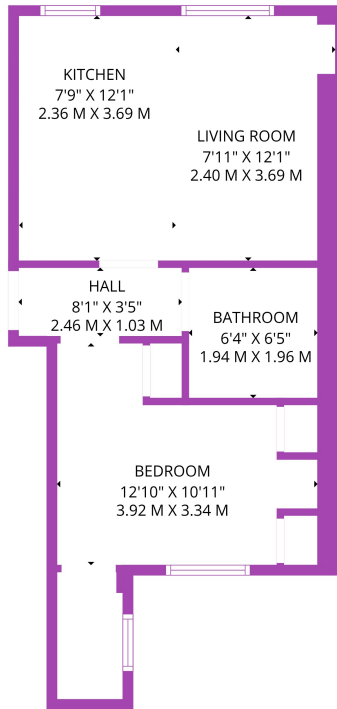
This property boasts extensive communal gardens to the rear complete with a large space lawn, mature shrubbery and drying areas. A large sweeping driveway to the side of the property allows for ample off street parking and leads to the rear.

Council Tax Band

Band A

Disclaimer

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TOTAL: 403 sq. ft, 37 m²
Ground floor: 403 sq. ft, 37 m²
EXCLUDED AREAS: WALLS: 72 sq. ft, 7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

