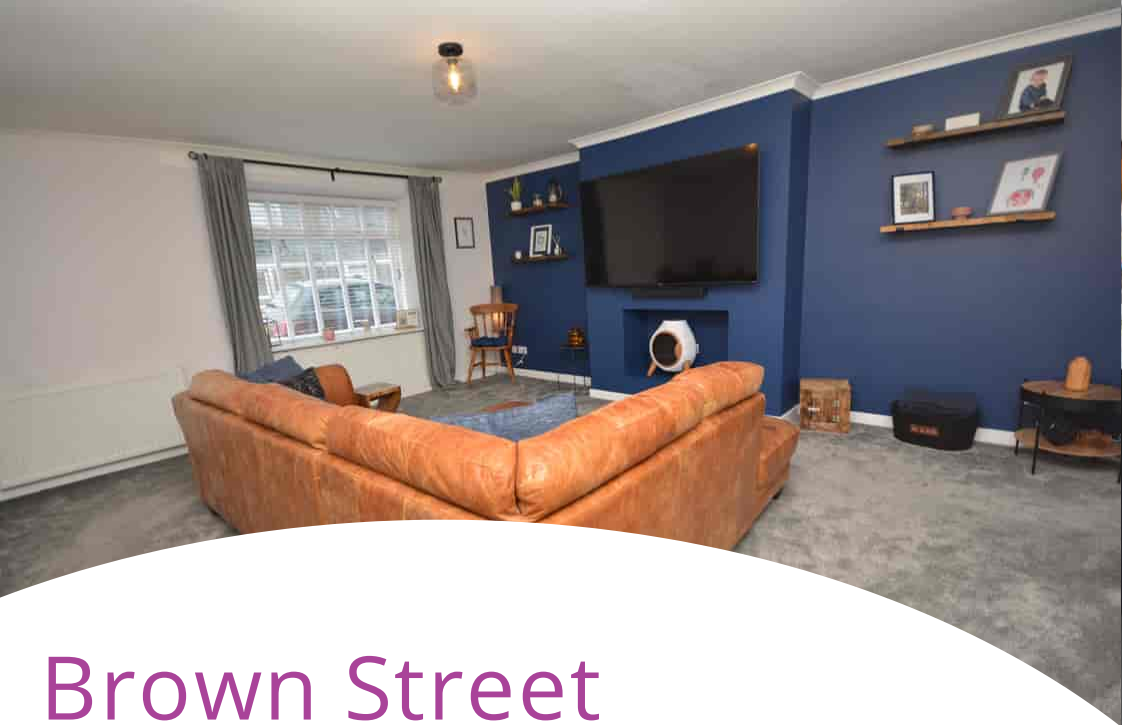




38 Brown Street
Newmilns, KA16 9AA
P.O.A.

GREIG
Residential



Brown Street

Newmilns, KA16 9AA

Introducing this upgraded three bedroom traditional terraced villa located within a popular residential area of Newmilns. This property has been upgraded tastefully by the current owners to offer a contemporary feel while still sympathising with the character of the property. Offering two double bedrooms, a box room, lounge, sitting room/dining room, open plan kitchen/dining and family bathroom. This property also benefits from fully enclosed private rear gardens and plentiful street parking directly to the front. We are confident this property will appeal to a wide range of buyers and would encourage early viewing.





Hallway

8.20m x 2.09m (26' 11" x 6' 10") Access into property via outer UPVC door; neutral décor; solid grey wooden flooring; ceiling coving; doors leading to lounge, downstairs bathroom, sitting room; walk-in storage cupboard with shelving; access to carpeted staircase to upper level.

Lounge

5.59m x 4.97m (18' 4" x 16' 4") Impressive sized main apartment with contemporary navy decor, feature TV wall, ceiling coving, fitted carpet, double glazed window to the front and door to bedroom/playroom.

Bedroom Two

3.97m x 2.58m (13' 0" x 8' 6") A good sized double, situated on the ground floor and currently used as a child's playroom, offering fitted carpet and a double glazed Velux window to the rear. Glazed door to lounge.

Bathroom

2.61m x 2.01m (8' 7" x 6' 7") Elegant room with painted wooden panelling; three piece suite including classic roll top free-standing bath with traditional-style mixer taps; heated towel rail; vinyl flooring; double glazed Velux window. Door to hall.



Sitting/Dining Room

4.13m x 2.63m (13' 7" x 8' 8") Versatile, spacious room with panelled wall finishes; light, neutral décor; vinyl flooring; stable door to kitchen; door access to gardens; double glazed full-length window to rear. Door to hall.

Kitchen

4.14m x 4.09m (13' 7" x 13' 5") Large, dining-sized kitchen with cream, shaker-style door units; solid wooden worktops and shelving; panelled sage green splashback; light neutral décor; plumbing space for cooker; American fridge freezer and washing machine; porcelain sink and drainer; vinyl flooring; double glazed window to the rear overlooking the gardens. Central heating boiler.

Bedroom One

5.06m x 4.85m (16' 7" x 15' 11") Large master bedroom with light coloured neutral décor, solid wooden flooring, double glazed dormer window to the front. Door leading to landing.

Box Room

3.29m x 2.08m (10' 10" x 6' 10") Single bedroom, could be used as home office space or dressing room; light décor; fitted carpet; double glazed Velux window to the rear.



External

This property boasts a large attractive, fully-enclosed garden which has been intricately landscaped complete with fenced patio section; sizeable manicured lawn; decked seating area; chipped areas; mature trees and flower beds.

Council Tax

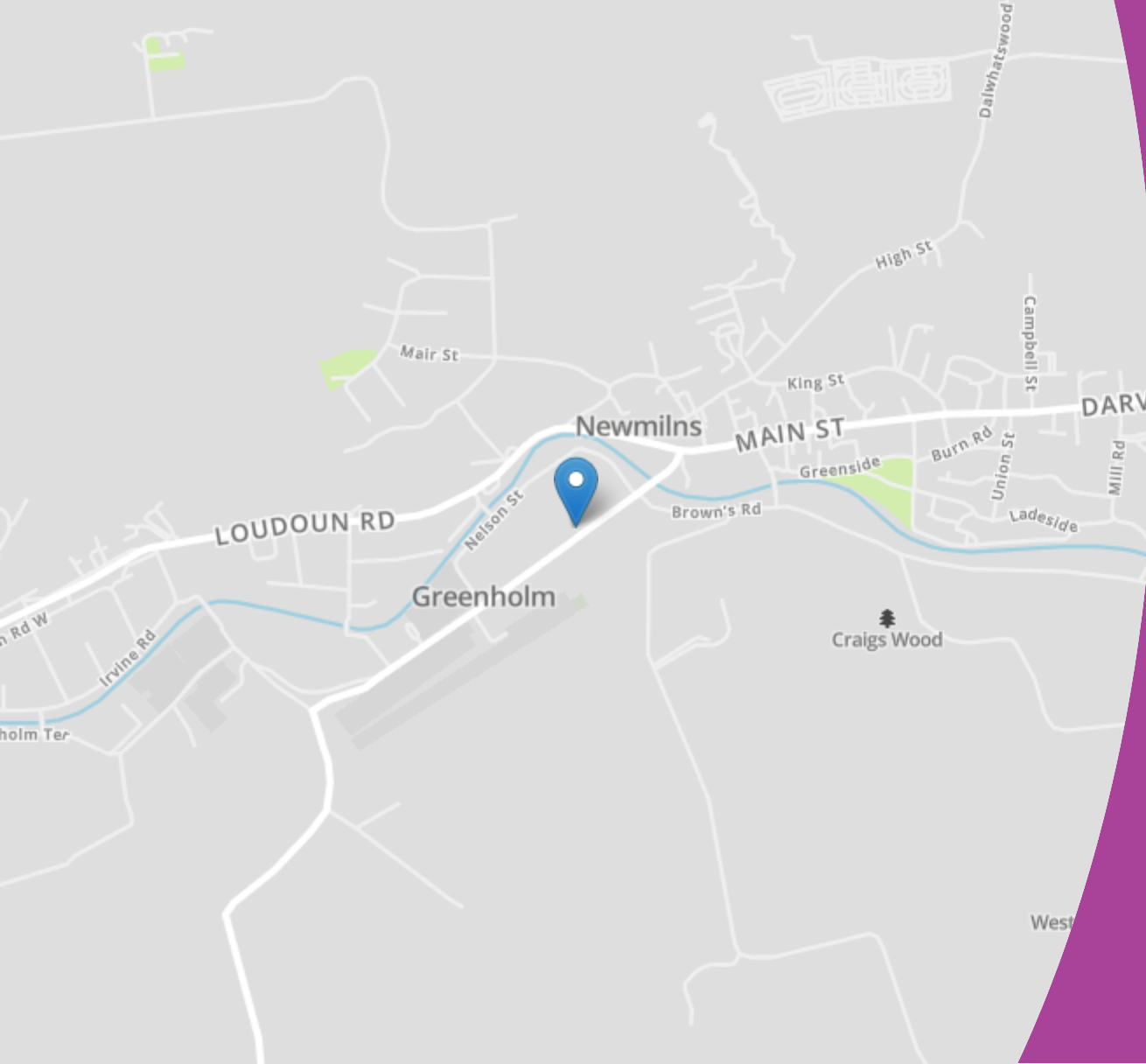
Band B

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