



1 East Heads Steading
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Offers Over £265,000

GREIG
Residential



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Newmilns, KA16 9LG

Nestled within an exclusive small development of the periphery of Newmilns, this impressive four bedroom detached villa is the epitome of the modern family home. Boasting a superb elevated positioning with stunning panoramic views of the Irvine Valley whilst being a short drive away from the towns of Newmilns and Darvel providing access to all local amenities, this superb villa offers the perfect balance for the ideal rural retreat. Complete with an abundant floor plan over two levels, presented in true walk in condition with stylish contemporary decor and modern fixtures and fittings throughout. Further benefiting from wrap around landscaped gardens, parking and a garage this ticks every box and is sure to impress the most discerning of buyers.





Lounge

5.57m x 4.69m (18' 3" x 15' 5") Generously proportioned main apartment offering contemporary decor, feature log burner, plentiful space for free standing furniture, vinyl tiled flooring, two double glazed windows to the front and double patio doors.

Kitchen/Dining

4.51m x 3.00m (14' 10" x 9' 10") Fully fitted kitchen complete with modern white gloss handle-less wall and base storage units with complimentary white quartz work surface, integrated double oven, integrated microwave, integrated fridge freezer, grey composite sink and drainer, neutral decor, plentiful space for dining table and chairs, under cabinet spotlights, vinyl tile flooring, two double glazed windows to the side and a door leading to the rear garden.

Utility Area

5.54m x 2.31m (18' 2" x 7' 7") Practical utility area comprising of additional base units, plumbing and space for washing machine, tumble drier and dish washer, grey decor, vinyl tiled flooring and two double glazed windows to the front.



Porch

Access is given via an outer UPVC door to a welcoming entrance porch offering vinyl flooring, two double glazed windows to the front, two double glazed windows to the side and a door leading to the hallway.

Hallway

Spacious hallway boasting neutral decor, practical storage cupboard and vinyl tiled flooring. The hallway gives access to the utility area, bedroom and a carpeted staircase leads to the upper level.

Bedroom One

4.70m x 3.61m (15' 5" x 11' 10") The master bedroom is a generous double offering crisp white decor, fitted carpet and a double glazed window to the side.

Bedroom Two

3.56m x 2.36m (11' 8" x 7' 9") Bedroom two is a spacious double offering modern decor, fitted carpet and a double glazed window to the front with open countryside outlooks.

Bedroom Three

3.36m x 2.31m (11' 0" x 7' 7") Located on the lower level, a spacious double bedroom with neutral decor, vinyl tiled flooring and double glazed window to the front.



Bedroom Four

4.91m x 1.70m (16' 1" x 5' 7") A good sized bedroom with contemporary decor, fitted carpet and a double glazed window to the front providing open countryside outlooks.

Bathroom

2.00m x 1.91m (6' 7" x 6' 3") Completing the accommodation is the family bathroom comprising of a wash hand basin, and wc combination unit, bath with overhead electric shower, tiling to walls and flooring, chrome heated towel rail and a double glazed window to the front.

Externally

This property boasts stunning wrap around gardens with open panoramic views, the gardens are complete with mature shrubbery, well manicured lawns, decorative chips, an impressive water feature, paved patio and superb summer house perfect for al fresco dining and entertaining.

A sweeping driveway to the front allows for ample off street parking and leads to the garage.

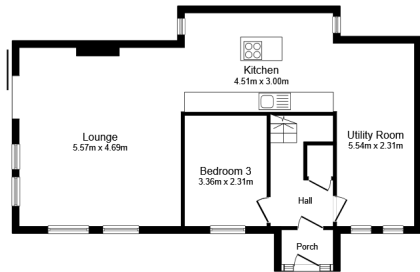
Council Tax Band

Band E

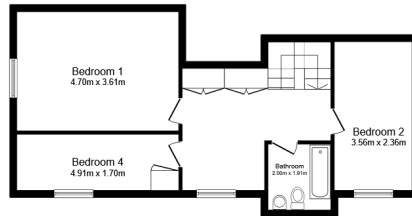
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Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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