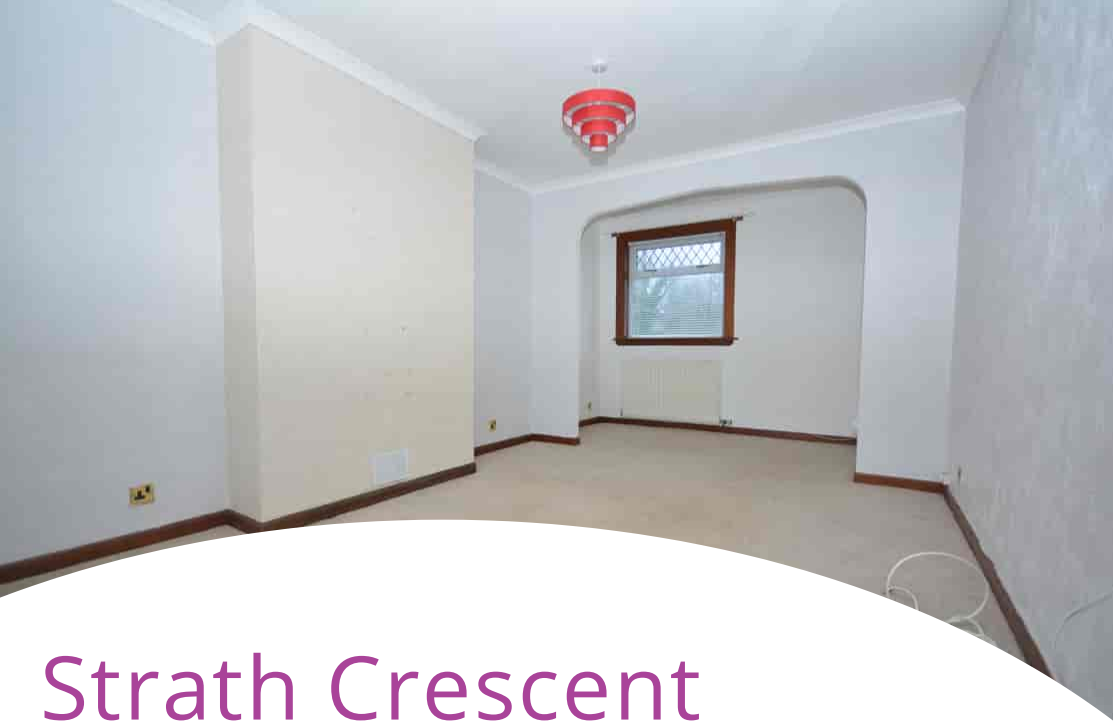




21 Strath Crescent  
Newmilns, KA16 9AN  
Offers Over £65,000

**GREIG**  
*Residential*





# Strath Crescent

Newmilns, KA16 9AN

Proudly presenting this rarely available two bedroom semi detached villa situated on the periphery of Newmilns boasting a tranquil river and countryside location whilst maintaining ease of access to all local amenities, schooling and transport links. Offering spacious well presented accommodation over two levels further benefiting from low maintenance fully enclosed private gardens, off street parking and a timber garage. This superb villa ticks every box and is sure to appeal to a wide range of buyers.





### Hallway

1.90m x 2.46m (6' 3" x 8' 1") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway boasting neutral decor, under stairs recess and fitted carpet. Door access is given to the lounge, kitchen and a carpeted staircase leads to the upper level.

### Lounge

5.95m x 3.37m (19' 6" x 11' 1") Generously proportioned main apartment offering neutral decor, plentiful space for free standing furniture, ceiling coving and decorative ceiling archway leading to the dining area recess, fitted carpet and dual aspect double glazed window to the front and rear.

### Kitchen

3.98m x 2.43m (13' 1" x 8' 0") Fully fitted kitchen complete with oak effect wall and base units providing ample storage with contrasting stone effect work surface, plumbing and space for cooker, fridge freezer, washing machine and dish washer, neutral decor with tiled splashback and traditional style wooden ceiling beams, vinyl flooring, double glazed window to the side and rear and a UPVC double glazed door leading to the rear garden.

### Bedroom One

4.78m x 2.82m (15' 8" x 9' 3") The master bedroom is a generous double offering contemporary children's decor, practical shelved upstairs storage cupboard, fitted carpet and two double glazed windows to the front providing far reaching countryside views.

### Bedroom Two

3.36m x 3.17m (11' 0" x 10' 5") Spacious double bedroom complete with contemporary decor, shelved recess, fitted carpet and a double glazed window to the rear offering leafy outlooks over the river Irvine.

### Bathroom

Completing the accommodation is the family bathroom comprising of a wash hand basin and vanity unit, wc, bath with overhead mains shower, neutral tiling to walls, ceiling spotlights, fitted carpet and a double glazed opaque window to the rear.

### Externally

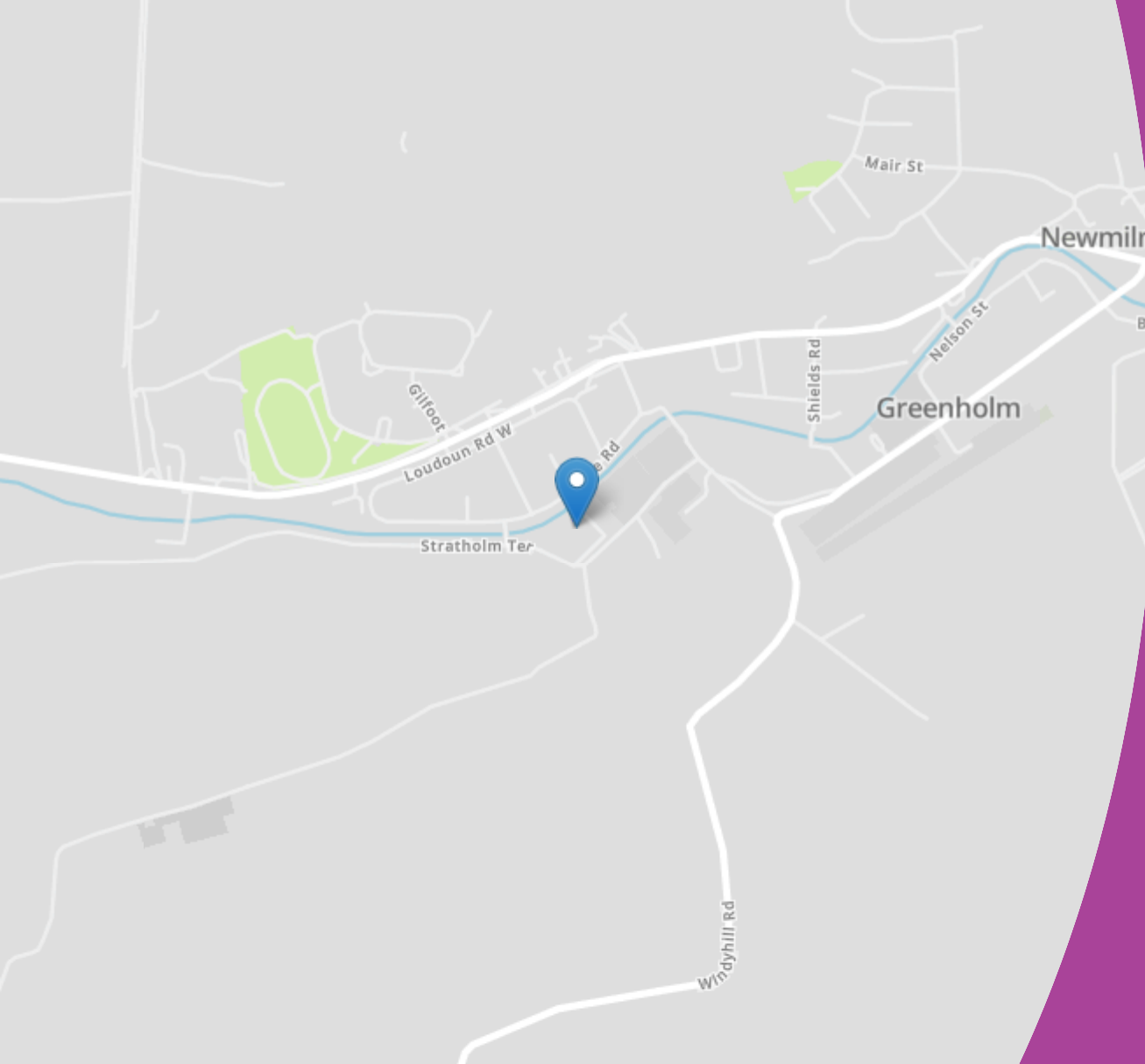
Further benefitting from private front and rear gardens with a paved driveway to the side allowing for ample off street parking and leading to the timber garage. The front and rear gardens are both fully enclosed and designed with ease of maintenance in mind being fully paved providing the ideal space for alfresco dining and entertaining.

### Council Tax Band

Band A

### Disclaimer

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Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)