



8 Regents Court
Newmilns, KA16 9JJ
P.O.A.

GREIG
Residential



Regents Court

Newmilns, KA16 9JJ

Proudly introducing this rarely available, three bedroom modern detached villa ideally located in a quaint cul de sac within a sought after residential area of Newmilns, boasting an idyllic position on the edge of the River Irvine on a generous corner plot. Requiring a degree of redecoration throughout, this villa provides a wealth of potential, with generous flexible living space over two levels, to suit a wide variety of family needs. Further complemented by a detached garage, spacious gardens and private off street parking, this home is sure to appeal.





Hallway

4.65m x 1.84m (15' 3" x 6' 0") With access via the outer UPVC door, the spacious welcoming hallway provides door access to the lounge, bedroom three, kitchen and bathroom. Generous storage cupboard and staircase to the upper level.

Lounge

6.86m x 3.78m (22' 6" x 12' 5") Generous proportioned main living apartment offering neutral decor, fitted carpet and dual aspect double glazed windows to the front and side. Plentiful space for freestanding furniture.

Kitchen

3.68m x 3.52m (12' 1" x 11' 7") Sizeable fitted kitchen providing a range of wall and base storage units with complementary work surfaces, integrated oven and gas hob, plumbing/space for washing machine and fridge/freezer. Tiled splashback, door access to conservatory and double glazed window to the side with leafy outlooks.

Conservatory

3.51m x 3.03m (11' 6" x 9' 11") Idyllic rear conservatory offering welcoming garden views, tiled flooring and double glazed French doors leading out into the rear gardens.

Bedroom Three

3.90m x 3.68m (12' 10" x 12' 1") Conveniently positioned on the ground floor, the third bedroom is a spacious double room with fitted carpet and a double glazed window to the front.

Bathroom

2.10m x 1.84m (6' 11" x 6' 0") Three piece bathroom located on the ground floor comprising of a wash hand basin, wc and bath. Tiling to walls and floor, double glazed opaque window to the rear.

Bedroom One

3.78m x 3.36m (12' 5" x 11' 0") On the upper level the master bedroom is a generous double with a selection of fitted mirrored door wardrobes, neutral decor, fitted carpet and double glazed window to the side.

Bedroom Two

3.49m x 2.82m (11' 5" x 9' 3") The second double bedroom is complete with a fitted carpet, fitted wardrobes providing storage space and a side facing double glazed window boasting leafy outlooks.

Shower Room

2.12m x 1.73m (6' 11" x 5' 8") Completing the accommodation is the four piece shower room suite comprising of a wash hand basin, wc, bidet and shower cubicle with electric overhead shower. Tiling to walls and Velux window to the front.

External

Positioned on a generous plot, this family villa offers private garden grounds to the front and rear. The front gardens are laid to lawn with a side chipped driveway providing off street parking, leading to the detached brick built garage. The rear gardens comprise of a paved patio and generous lawn, enclosed by fencing allowing a safe and peaceful outdoor space.

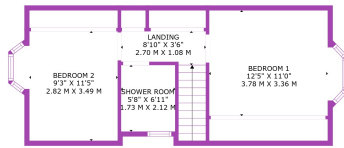
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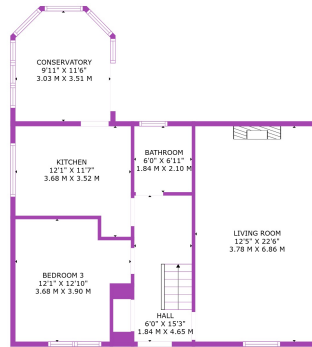
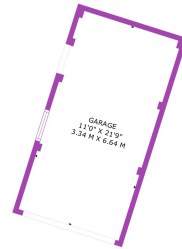
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FLOOR 2



FLOOR 1

TOTAL: 1172 sq. ft, 109 m2

FLOOR 1: 808 sq. ft, 75 m2; FLOOR 2: 364 sq. ft, 34 m2

EXCLUDED AREAS: GARAGE: 239 sq. ft, 22 m2, LOW CEILING: 55 sq. ft, 6 m2, BAY WINDOW: 16 sq. ft, 2 m2

WALLS: 151 sq. ft, 13 m2

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



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