



23 Loudoun Road West  
Newmilns, KA16 9JA  
P.O.A.

**GREIG**  
*Residential*



# Loudoun Road West

Newmilns, KA16 9JA

Proudly presenting this superb three bedroom semi detached villa, ideally positioned within a popular residential area of Newmilns within close proximity to the local school, local amenities and with direct transport links. Boasting spacious accommodation over two levels and complimented by extensive fully enclosed private gardens to the front and rear. Offering a wealth of potential this is the ideal first time buy, family home or investment and is sure to impress all who view.





### Hallway

4.74m x 1.34m (15' 7" x 4' 5") Access is given via outer UPVC double glazed door to a welcoming entrance hallway offering neutral decor, two practical storage cupboard, fitted carpet and a window to the side. Access is given to the lounge, bathroom and a carpeted staircase leads to the upper level.

### Lounge

4.16m x 4.40m (13' 8" x 14' 5") Generously proportioned main apartment boasting neutral decor, fitted carpet and a window to the front.

### Kitchen

3.52m x 3.23m (11' 7" x 10' 7") Fully fitted dining sized kitchen complete with plentiful base storage units, complimentary work surface, complimentary work surface, two practical storage cupboards, vinyl flooring, a window to the rear and door to the rear garden.

### Bedroom One

4.18m x 2.68m (13' 9" x 8' 10") Generous double bedroom with neutral decor, storage cupboard, fitted carpet and a window to the front offering open countryside views.

### Bedroom Two

4.39m x 3.08m (14' 5" x 10' 1") Spacious double bedroom offering neutral decor, fitted wardrobes, fitted carpet and two windows to the rear offering open outlooks.

### Bedroom Three

3.23m x 3.22m (10' 7" x 10' 7") Bedroom three is a good sized double with fitted wardrobes, fitted carpet and a window to the rear.

### Shower Room

2.13m x 1.97m (7' 0" x 6' 6") Completing the accommodation is the shower room comprising of a wash hand basin, wc, electric shower in cubicle, tiling around shower, vinyl flooring and an opaque window to the rear.

### Externally

This property boasts substantial front and rear gardens, the front garden is fully enclosed with a well manicured lawn and an area laid to chips whilst the rear garden is complete with a spacious lawn area, a drying area and a large area laid to chips perfect for al fresco dining and entertaining.

### Council Tax Band

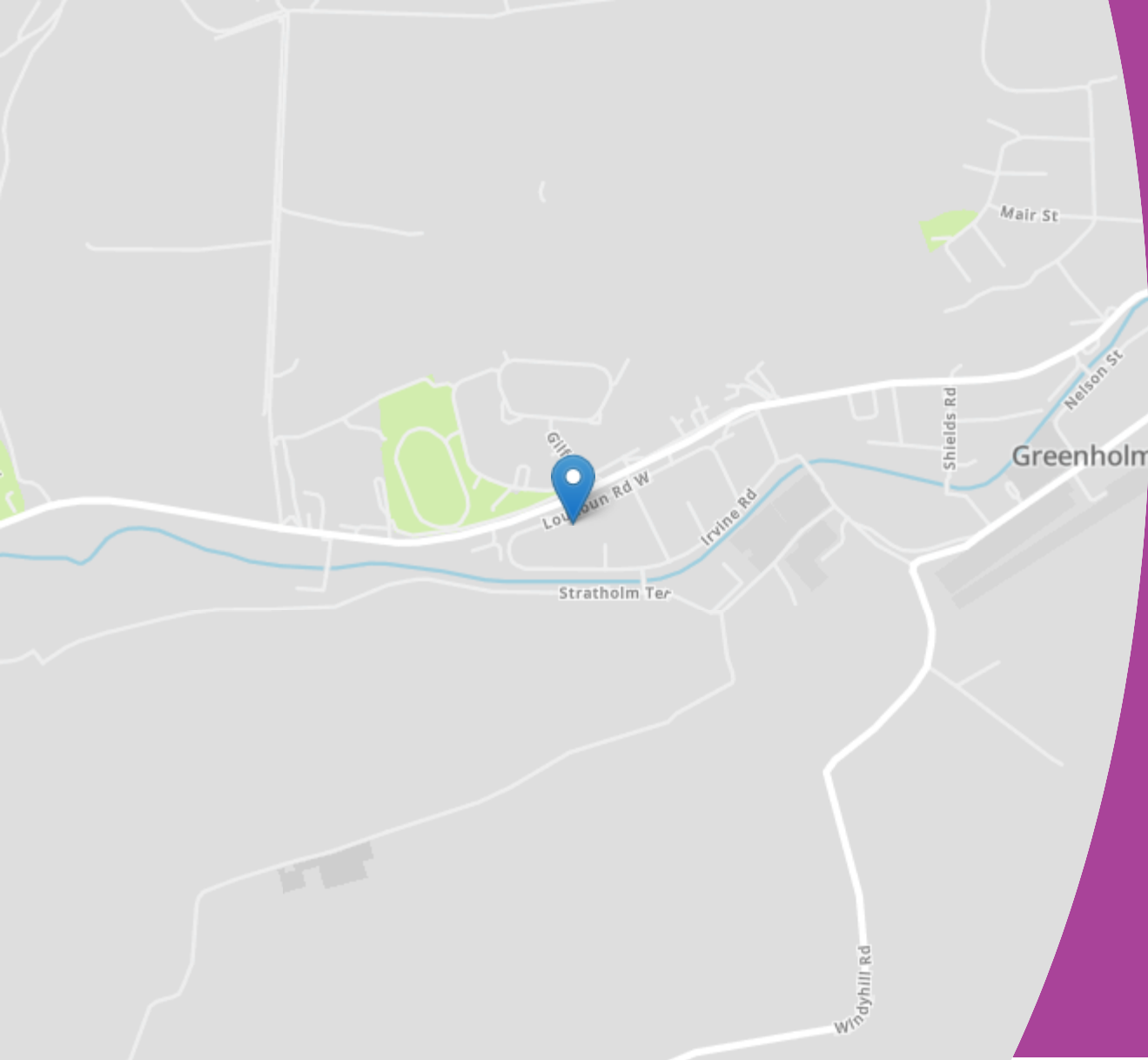
Band B

### 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)