



20 Riverbank Street  
Newmilns, KA16 9HL  
P.O.A.

**GREIG**  
*Residential*



# Riverbank Street

Newmilns, KA16 9HL

Greig Residential are delighted to present to the market this charming three bedroom terraced villa located within the heart of Newmilns boasting ease of access to all local amenities and transport links. Having been fully redecorated by the current owner complete with contemporary neutral decor and stylish fixtures and fittings throughout. This superb villa is complimented by private fully enclosed landscaped gardens. This is the ideal family home is sure to impress even the most discerning of buyers.





### Porch

1.15m x 1.05m (3' 9" x 3' 5") Access is given via an outer UPVC door to a welcoming entrance porch offering neutral decor, fitted matt and a door leading to the hallway.

### Hallway

7.45m x 2.20m (24' 5" x 7' 3") The spacious hallway boasts neutral white decor, stylish wall lights and dark oak laminate flooring. The hallway gives access to lounge, kitchen, bedroom and a carpeted staircase leads to the upper level.

### Lounge

5.11m x 4.88m (16' 9" x 16' 0") Generously proportioned main apartment featuring contemporary decor, log burner, plentiful space for free standing furniture, fitted carpet and a double glazed window to the front.

### Kitchen

3.77m x 2.88m (12' 4" x 9' 5") Fully fitted modern kitchen complete with navy shaker style wall and base units providing ample storage with contrasting work surface, plumbing and space for cooker, washing machine and dish washer, composite sink and drainer, neutral decor, tiled splashback, laminate flooring, double glazed window to the side and a door leading the rear porch.

### Bedroom Three

3.50m x 2.50m (11' 6" x 8' 2") Conveniently located on the lower level, a spacious double bedroom with fresh white decor, stylish grey carpet and a double glazed window to the rear.

### Rear Porch

2.40m x 1.45m (7' 10" x 4' 9")



### Bedroom One

3.42m x 3.35m (11' 3" x 11' 0") The master bedroom is a generous double offering contemporary decor, fitted carpet and a double glazed window to the rear.

### Bedroom Two

3.46m x 3.42m (11' 4" x 11' 3") A spacious double bedroom with fresh white decor, fitted carpet and a double glazed window to the front.

### Bathroom

2.09m x 2.07m (6' 10" x 6' 9") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath

### Externally

This property boasts fully enclosed private gardens complete with a well manicured lawn and paved patio perfect for al fresco dining and entertaining.

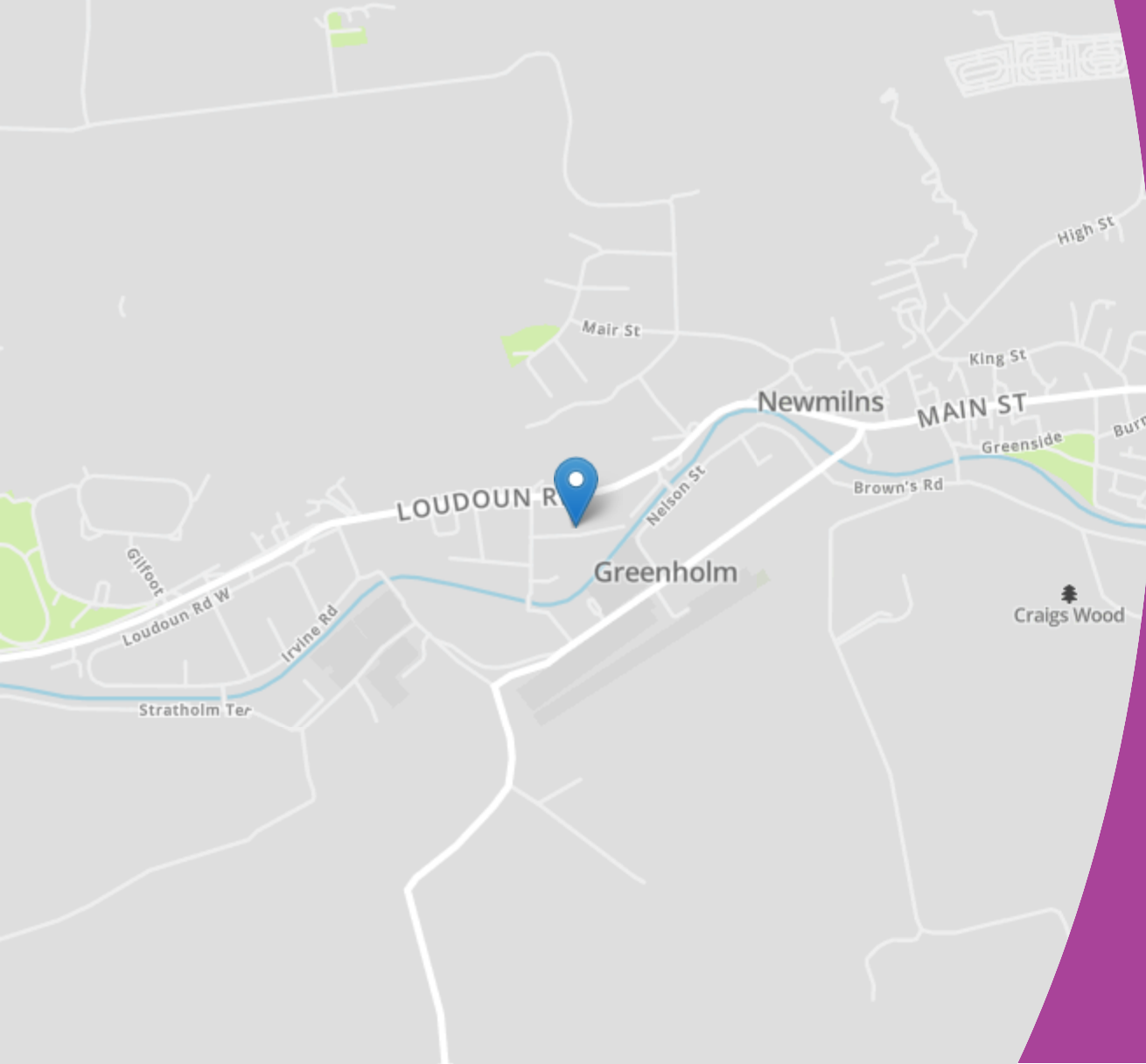
### Council Tax Band

Band B

### Disclaimer

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