



15 Brown Street  
Newmilns, KA16 9AD  
P.O.A.

**GREIG**  
*Residential*



# Brown Street

Newmilns, KA16 9AD

Greig Residential are delighted to present to the market this traditional four apartment end of terraced villa, located in the heart of Newmilns offering ease of access to local amenities, transport links and schooling. Boasting flexible spacious accommodation over two levels and complemented by generous private low maintenance landscaped gardens.

In need of modernisation throughout this property boasts a wealth of potential and would make the ideal family home.







#### Hallway

6.12m x 2.18m (20' 1" x 7' 2") Access is given via an outer UPVC door to a spacious hallway offering access to the lounge, sitting room, bathroom and a carpeted staircase leads to the upper level.

#### Lounge

4.64m x 4.48m (15' 3" x 14' 8") Generously proportioned main apartment offering neutral décor, ceiling cornicing, feature electric fire set with a tiled and wooden surround, fitted carpet and two double glazed windows to the front.

#### Sitting Room

4.79m x 3.67m (15' 9" x 12' 0") Superb sitting room or family room boasting neutral décor, feature electric fire set within a tiled surround, fitted carpet, a double glazed window to the rear and a door leading to the kitchen.

#### Kitchen

2.69m x 2.40m (8' 10" x 7' 10") Fitted kitchen complete with wall and base storage units with complementary work surface, integrated electric hob, plumbing and space for washing machine and fridge freezer, stainless steel sink and drainer, practical storage cupboard, vinyl flooring and a door leading to the rear garden.

#### Bathroom

2.18m x 2.03m (7' 2" x 6' 8") Conveniently located on the lower level the family bathroom comprises of a wash hand basin, wc, bath with overhead electric shower, vinyl flooring and a double glazed opaque window to the rear.

#### Bedroom One

7.01m x 3.56m (23' 0" x 11' 8") Substantial double bedroom with neutral décor, traditional feature fire place with a tiled surround, fitted carpet and a double glazed window to the front

#### Bedroom Two

3.18m x 2.81m (10' 5" x 9' 3") A good sized double bedroom offering neutral décor, fitted carpet and a double glazed window to the front.

#### Externally

Externally this property boasts generous private rear gardens consisting of a paved patio perfect for al fresco dining and entertaining, an area laid to chip and a bedding area with mature shrubbery.

#### Council Tax Band

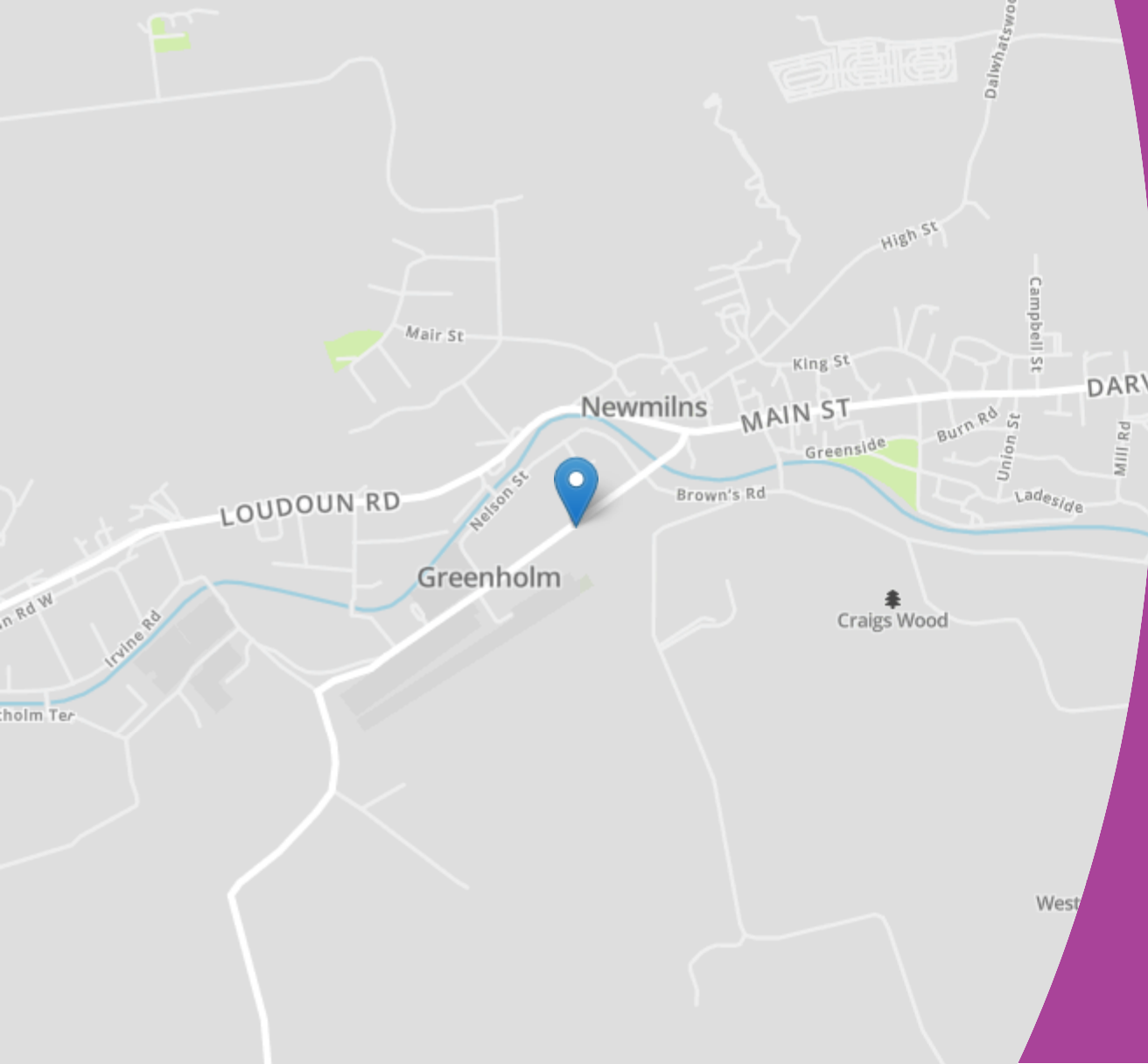
Band B

#### Disclaimer

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