



15 High Street  
Newmilns, KA16 9EE  
P.O.A.

**GREIG**  
*Residential*



## High Street

Newmilns, KA16 9EE

Greig Residential are delighted to present to the market this charming one bedroom ground floor flat boasting private door access, located in the heart of Newmilns, close to all local amenities. Providing neutral decoration throughout and open plan lounge/kitchen, this flat provides a blank canvas and is the ideal downsize, first time purchase or investment.





### Hallway

1.49m x 1.04m (4' 11" x 3' 5") Boasting private main door access, the hallway provides door access to lounge, bedroom and shower room with neutral decor and fitted carpet.

### Lounge

3.62m x 3.75m (11' 11" x 12' 4") Complete with a modern open plan layout to the kitchen, the formal lounge offers neutral decor, fitted carpet and traditional Edinburgh press storage cupboard. Two double glazed windows to the front and plentiful space for freestanding furniture.

### Kitchen

4.25m x 1.38m (13' 11" x 4' 6") Fitted kitchen providing a range of wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, plumbing/space for washing machine and fridge/freezer. Neutral decor, tiled splashback, fitted carpet and open layout to lounge.

### Bedroom One

3.67m x 3.62m (12' 0" x 11' 11") The bedroom is a generous double complete with neutral decor, fitted carpet, practical storage cupboard and two double glazed windows to the front.



### Shower Room

1.99m x 1.87m (6' 6" x 6' 2") Completing the accommodation is the three piece shower room suite comprising of wash hand basin, wc and shower cubicle with overhead electric shower. White tiling to walls, vinyl flooring.

### External

Plentiful on street parking available to the front.

### Council Tax

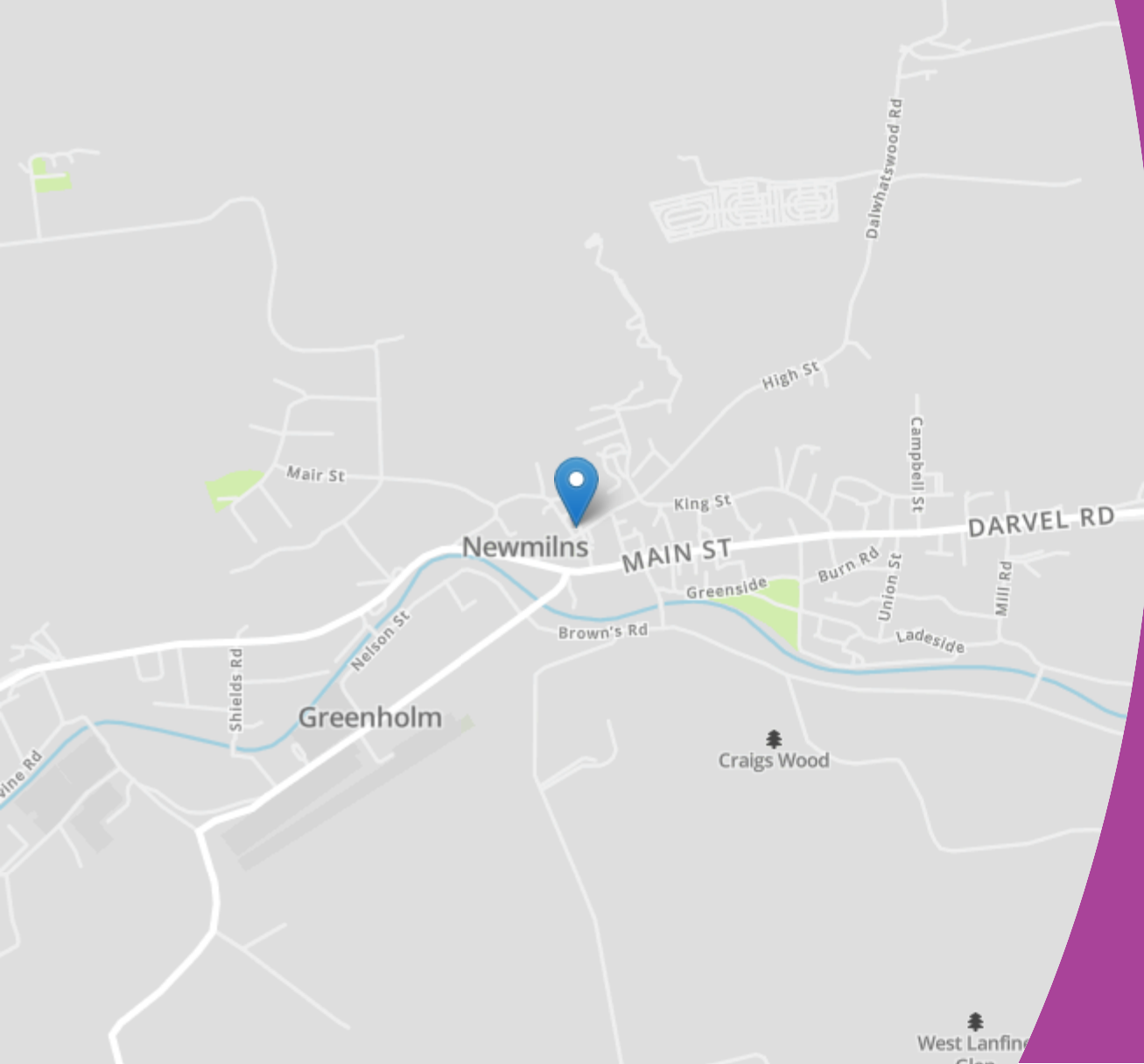
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### Disclaimer

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