



1c Greenside  
Newmilns, KA16 9AU  
P.O.A.

**GREIG**  
*Residential*





# Greenside

Newmilns, KA16 9AU

Proudly presenting to the market this immaculate three bedroom terraced villa located within the heart of Newmilns boasting ease of access to all local amenities, within walking distance to the ever popular Lanfine Estate and River Irvine. Offering spacious accommodation over two levels complete, this superb villa has been beautifully presented with contemporary decor and modern fixtures and fittings throughout. Further benefiting from private landscaped gardens and residents car park providing ample off street parking this is the ideal first time buy, family home or downsize and is sure to impress all who view.





### Hallway

2.27m x 1.49m (7' 5" x 4' 11") Access is given via an outer UPVC door to a welcoming hallway 'L' shaped offering neutral contemporary decor and quality laminate flooring. Door access is given to the lounge, kitchen, wc/cloaks and a carpeted staircase leads to the upper level.

### Lounge

3.32m x 3.97m (10' 11" x 13' 0") Generously proportioned main apartment boasting stylish decor, laminate flooring, a double glazed window to the front and glazed double doors providing access to the kitchen/dining room.

### Dining Kitchen

5.67m x 2.85m (18' 7" x 9' 4") Fully fitted dining sized kitchen complete with modern white gloss wall and base storage units, integrated oven, ceramic hob and hood, plumbing and space for a washing machine and dish washer, stylish decor, ceiling spotlights, plentiful space for dining table and chairs, quality laminate flooring, a double glazed window to the rear and double glazed french doors overlooking and giving access to the rear gardens.

### Cloaks/wc

1.03m x 1.20m (3' 5" x 3' 11") Practical wc/cloaks located on the lower level comprising of a wash hand basin, wc, contemporary wet wall finish and laminate flooring.

### Bedroom One

3.49m x 3.25m (11' 5" x 10' 8") The master bedroom is a spacious double bedroom with soft contemporary decor, selection of fitted storage cupboards, fitted carpet and a double glazed window to the rear.

### Bedroom Two

4.53m x 2.72m (14' 10" x 8' 11") A generous double offering contemporary decor, over stairs storage cupboard, fitted carpet and a double glazed window to the front.

### Bedroom Three

2.55m x 2.72m (8' 4" x 8' 11") Bedroom three is a good sized double with contemporary decor, fitted carpet and a double glazed window to the rear.

### Bathroom

2.08m x 1.72m (6' 10" x 5' 8") Completing the accommodation is the family bathroom comprising of a wash hand basin and wc combination unit with vanity, bath with overhead shower, stylish tiling to walls with a wet wall finish around the bath, heated towel rail, laminate flooring and a double glazed opaque window to the rear.

### Externally

This property further benefits from fully private landscaped gardens, the front garden is fully enclosed with an area laid to chips and a paved patio whilst the rear garden has been designed with ease of maintenance in mind laid to chips with a raised decked patio offering the perfect space for al fresco dining and entertaining.

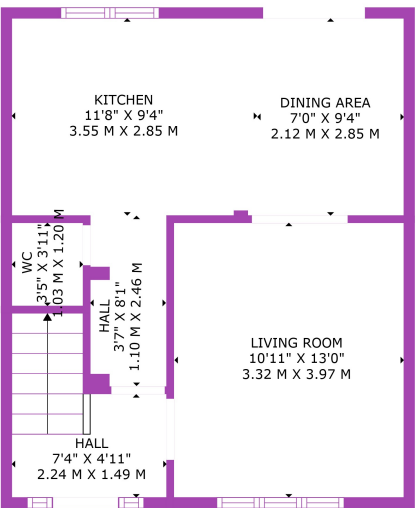
### Council Tax Band

Band B

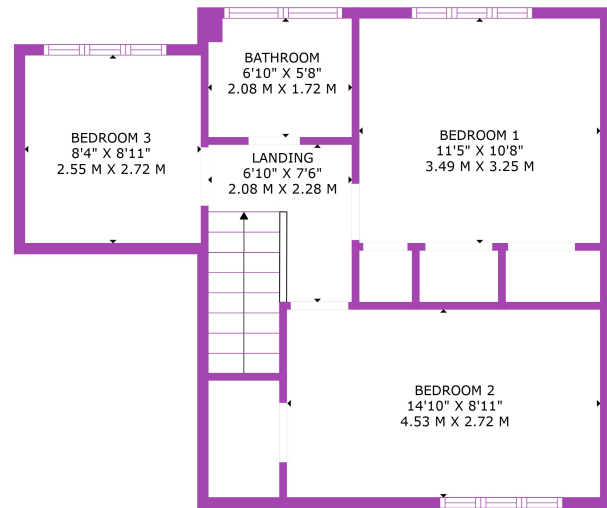
### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





FLOOR 1



FLOOR 2



Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
info@greigresidential.co.uk