



13 Mill Crescent
Newmilns, KA16 9BB
P.O.A.

GREIG
Residential



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Newmilns, KA16 9BB

Proudly presenting to the market this charming two bedroom extended end terraced villa located within the heart of Newmilns boasting ease of access to all local amenities, transport links and within walking distance to the ever popular Lanfine Estate and River Irvine. Offering spacious accommodation over two levels complimented by generous enclosed private gardens and plentiful off street parking, this is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.





Hallway

1.47m x 1.92m (4' 10" x 6' 4") Access via outer brown UPVC/ double glazed opaque door into hallway offering neutral décor, fitted carpet, carpeted staircase to upper level, under stairs storage cupboard and door access to lounge.

Lounge/Dining

3.35m x 6.45m (11' 0" x 21' 2") Generous main apartment offering neutral décor, fitted carpet, plentiful space for dining table and chairs, double glazed window to the front and door access to kitchen and conservatory.

Sun Room

2.50m x 3.09m (8' 2" x 10' 2") Generous public room accessed from lounge offering neutral décor, laminate flooring, two wall lights, door access to WC/Cloaks and rear gardens.

Kitchen

2.47m x 2.98m (8' 1" x 9' 9") Fitted kitchen offering ample wall and base units, plumbing/space for fridge freezer, washing machine and cooker, composite sink and drainer, storage cupboard, walk-in pantry/storage cupboard, double glazed window to the rear and door access to rear gardens.



WC/Cloaks

0.81m x 1.55m (2' 8" x 5' 1") Two piece suite comprising of WC and wash hand basin vanity unit, chrome heated towel rail, ceiling spotlights, tiling to walls and floor.

Bedroom One

4.50m x 2.73m (14' 9" x 8' 11") Generous double bedroom offering neutral décor, fitted carpet, storage cupboard, fitted bedroom furniture and two double glazed windows to the front.

Bedroom Two

3.41m x 3.32m (11' 2" x 10' 11") Generous double bedroom offering soft green décor, fitted carpet fitted mirrored door wardrobes, storage cupboard and double glazed window to the rear.

Bathroom

2.41m x 1.53m (7' 11" x 5' 0") Three piece suite comprising of WC, wash hand basin vanity unit and electric shower over bath, ceiling spotlights, tiling to wall and floor with double glazed opaque window to the rear.



External

Generous enclosed low maintenance private gardens laid to chips and patio, perfect for al fresco dining and entertaining, surrounded by mature shrubbery and greenery.

Further benefiting from plentiful off street parking to the front, complimented by chipped garden.

Council Tax Band

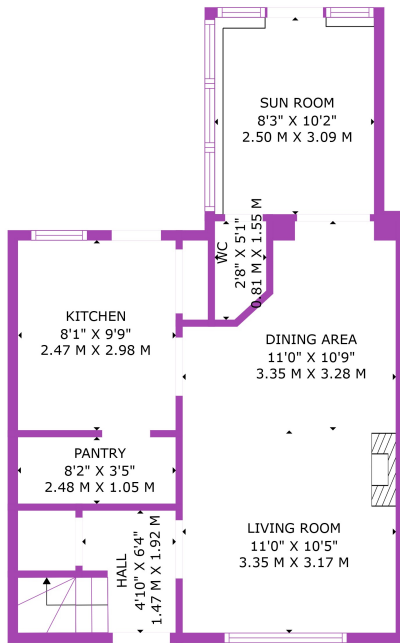
Band A

DISCLAIMER

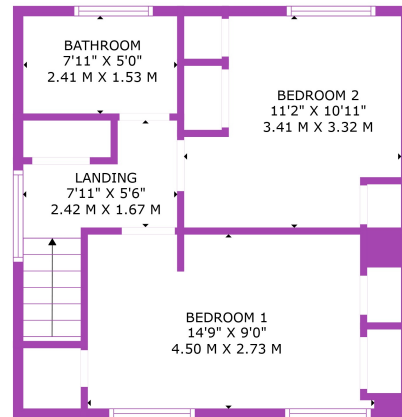
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FLOOR 1



FLOOR 2

TOTAL: 881 sq. ft, 81 m2

FLOOR 1: 488 sq. ft, 45 m2, FLOOR 2: 393 sq. ft, 36 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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