



72 High Street
Newmilns, KA16 9EA
P.O.A.

GREIG
Residential



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Perfectly positioned on the edge of Newmilns, this traditional five apartment semi detached villa offers an ideal setting for family living. The spacious accommodation is thoughtfully arranged over two levels and includes two generous reception rooms, providing excellent flexibility to suit a variety of lifestyles. Lovingly maintained and beautifully presented, the home blends contemporary décor and quality fixtures with a wealth of retained traditional features, creating a warm and inviting atmosphere throughout.

Externally, the property enjoys substantial rear gardens with stunning open outlooks over Lanfine estate, along with ample off street parking and a garage. Conveniently located for local amenities and schooling, and just a short walk from the rolling Ayrshire countryside, this superb home offers the perfect balance of convenience and tranquillity and is sure to impress even the most discerning buyer.





Porch

1.59m x 1.00m (5' 3" x 3' 3") Access is given to a welcoming entrance porch offering neutral decor, traditional original tiled flooring and door access to the hallway.

Hallway

2.16m x 8.86m (7' 1" x 29' 1") The spacious hallway boasts neutral decor, two practical storage cupboards, traditional high ceiling with ceiling cornicing and intricate architrave, deep skirtings and stylish hardwood flooring. The hallway gives access to lounge, sitting room, kitchen and a carpeted staircase leads to the upper level.

Lounge

5.24m x 4.76m (17' 2" x 15' 7") Generously proportioned main apartment featuring neutral decor, stunning fireplace, traditional high ceiling with intricate central rose and cornicing, deep skirting boards, plentiful space for free standing furniture, original solid wood flooring and a large traditional bay window to the rear boasting open leafy outlooks of the garden and reaching over to Lanfine estate.



Sitting/Dining Room

4.41m x 2.96m (14' 6" x 9' 9") Spacious front facing family room offering neutral decor, feature wood burner, traditional high ceiling with coving, deep skirtings, traditional Edinburgh press, beautifully restored original solid wood flooring and a double glazed window to the front. This could be flexibly utilised to suit any additional family requirements.

Kitchen

2.74m x 4.31m (9' 0" x 14' 2") Fully fitted dining sized kitchen complete with stylish wall and base units providing ample storage with complimentary work surface, integrated oven, gas hob and dish washer, plumbing and space for a washing machine, porcelain sink and drainer, neutral decor, plentiful space for dining table and chairs, two double glazed velux windows to the side and a door leading to the front.

Bedroom One

4.41m x 4.86m (14' 6" x 15' 11") The master bedroom is a generous double offering neutral decor, ceiling coving, fitted carpet and a double glazed window to the front.



Bedroom Two

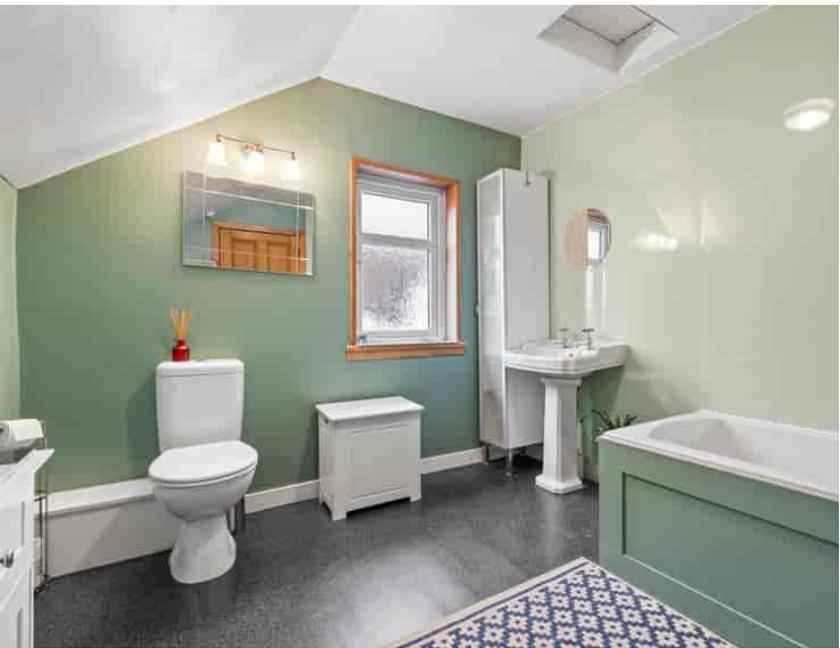
4.41m x 4.15m (14' 6" x 13' 7") A spacious double bedroom boasting neutral decor, ceiling cornicing, access to practical eaves storage, fitted carpet and a double glazed window to the rear.

Bedroom Three

2.82m x 3.55m (9' 3" x 11' 8") Bedroom three is a good sized double with neutral decor, ceiling coving, fitted carpet and a double glazed window to the front.

Bathroom

2.75m x 3.15m (9' 0" x 10' 4") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead mains shower, heated towel rail, neutral decor with stylish wet wall finish around the shower, vinyl flooring and a double glazed window to the front.



Externally

This property boasts extensive private gardens to the front and rear, the front garden offers an elevated chipped patio perfect for al fresco dining and entertaining whilst enjoying the open uninterrupted outlooks, a spacious well manicured lawn and drying area, an area laid to chips and matures woodlands and shrubbery. The rear of the property has been chipped allowing for ample off street parking and giving access to the detached garage.

Council Tax Band

Band D

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TOTAL: 1636 sq. ft, 152 m2

Ground floor: 935 sq. ft, 87 m2, 1st floor: 701 sq. ft, 65 m2
EXCLUDED AREAS: PORCH: 17 sq. ft, 2 m2, GARAGE: 244 sq. ft, 23 m2, BAY WINDOW: 4 sq. ft, 0 m2,
LOW CEILING: 25 sq. ft, 3 m2, WALLS: 156 sq. ft, 14 m2

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