



3g Isles Street  
Newmilns, KA16 9DP  
P.O.A.

**GREIG**  
*Residential*



# Isles Street

Newmilns, KA16 9DP

\* Investment purposes only, sold with sitting tenant\* Proudly presenting this spacious two bedroom upper flat located within the ever popular town of Newmilns offering ease of access to all local amenities and transport links. Offering superb spacious accommodation complete neutral decor and modern fixtures and fittings throughout. Complimented by well maintained communal gardens and advertised with a long term sitting tenant this is an ideal investment property to start or add to your portfolio.





### Porch

2.00m x 1.66m (6' 7" x 5' 5") Access is given via an outer UPVC door to a welcoming entrance porch offering neutral decor, laminate flooring and a door to the hallway.

### Hallway

4.65m x 1.00m (15' 3" x 3' 3") Spacious hallway boasting neutral decor, laminate flooring and provides access to the lounge, two bedrooms and bathroom.

### Lounge

4.56m x 3.65m (15' 0" x 12' 0") Generously proportioned main apartment offering neutral decor, plentiful space for free standing furniture, fitted carpet, a double glazed window to the front and side. A partial open plan layout to the kitchen.

### Kitchen

3.70m x 2.45m (12' 2" x 8' 0") Full fitted kitchen complete with wall and base storage units, complimentary work surface, integrated oven, gas burner, plumbing and space for washing machine and fridge freezer, stainless steel sink and drainer, laminate flooring and a double glazed window to the side.

### Bedroom One

4.65m x 3.45m (15' 3" x 11' 4") Generous double bedroom with neutral decor, fitted carpet and a double glazed window to the side.

### Bedroom Two

4.20m x 2.54m (13' 9" x 8' 4") Spacious double bedroom offering neutral decor, two practical storage cupboards providing ample storage, fitted carpet and a double glazed window to the side.

### Bathroom

2.45m x 2.06m (8' 0" x 6' 9") Completing the accommodation is the bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, tiled walls, laminate flooring and a double glazed opaque window to the side.

### Externally

This property boasts well maintained communal gardens complete with spacious lawn area and a paved patio.

### Council Tax Band

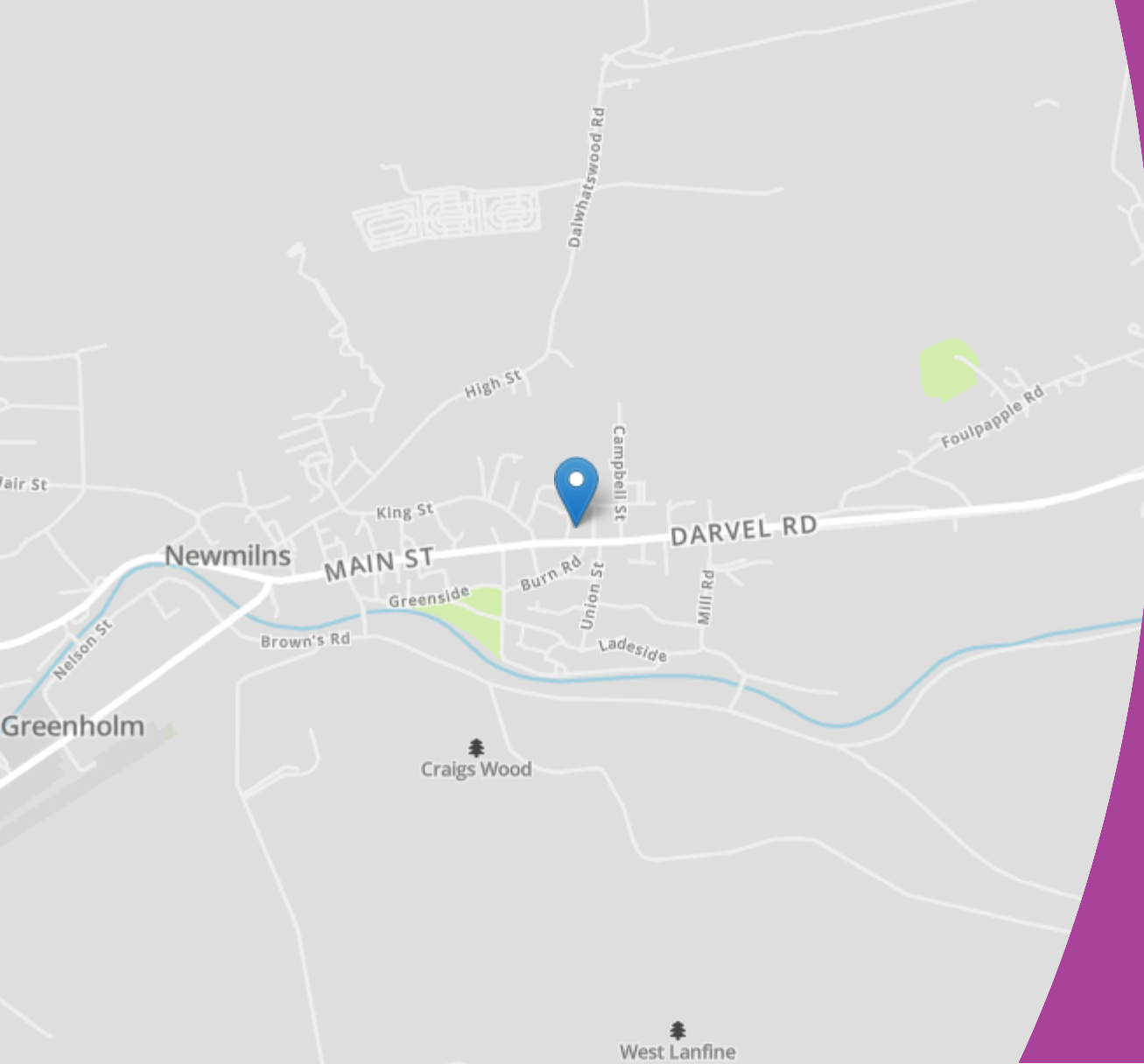
Band A

### Disclaimer

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