



12 Kilnholm Street
Newmilns, KA16 9HD
P.O.A.

GREIG
Residential



Kilnholm Street

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Greig Residential are delighted to present to the market this two bedroom terrace house located in the heart of Newmilns overlooking the River Irvine, within walking proximity to local amenities, transport links and schooling. Boasting a wealth of potential this property offers spacious accommodation over two levels and extensive private rear gardens, sure to appeal to a wide range of buyers.





Hallway

1.35m x 1.11m (4' 5" x 3' 8") Accessed via outer wooden door into hallway offering fitted carpet, carpeted staircase to upper level and door access to lounge.

Lounge

4.24m x 4.06m (13' 11" x 13' 4") Generous proportioned main apartment offering contemporary colourful décor, laminate flooring, featuring gas fire (currently disconnected), door access to kitchen and double glazed window to the front overlooking river.

Kitchen

3.09m x 2.72m (10' 2" x 8' 11") Fitted kitchen offering white shaker style wall and base units with contrasting oak effect work surfaces, riled splashback, stainless steel sink and drainer, integrated over with four burner gas hob, plumbing/space for fridge freezer, vinyl tile flooring, double glazed window to the rear and archway leading to rear hallway.

Rear Hallway

1.58m x 1.05m (5' 2" x 3' 5") Giving access to rear gardens, WC/cloaks and laundry area.

Laundry Area

2.47m x 1.10m (8' 1" x 3' 7") Providing plumbing/space for washing machine and tumble dryer with vinyl tile flooring.

WC/Cloaks

1.56m x 1.20m (5' 1" x 3' 11") Two piece white suite comprising of WC and wash hand basin with contemporary navy décor and vinyl tile flooring.

Bedroom One

4.00m x 3.18m (13' 1" x 10' 5") Generous double bedroom offering contemporary décor, walk in storage cupboard and double glazed window to the front. Floor coverings required.

Bedroom Two

3.57m x 3.11m (11' 9" x 10' 2") Generous double bedroom offering contemporary grey décor, fitted carpet and double glazed window to the rear.

Bathroom

2.37m x 1.54m (7' 9" x 5' 1") Three piece white suite comprising of WC, wash hand basin and mains operated shower over bath, tiling to walls and floor and double glazed opaque window to the rear.

External

Large private gardens to the rear laid to lawn, surrounded by mature greenery and shrubs.

On street parking available to the front.

Council Tax Band

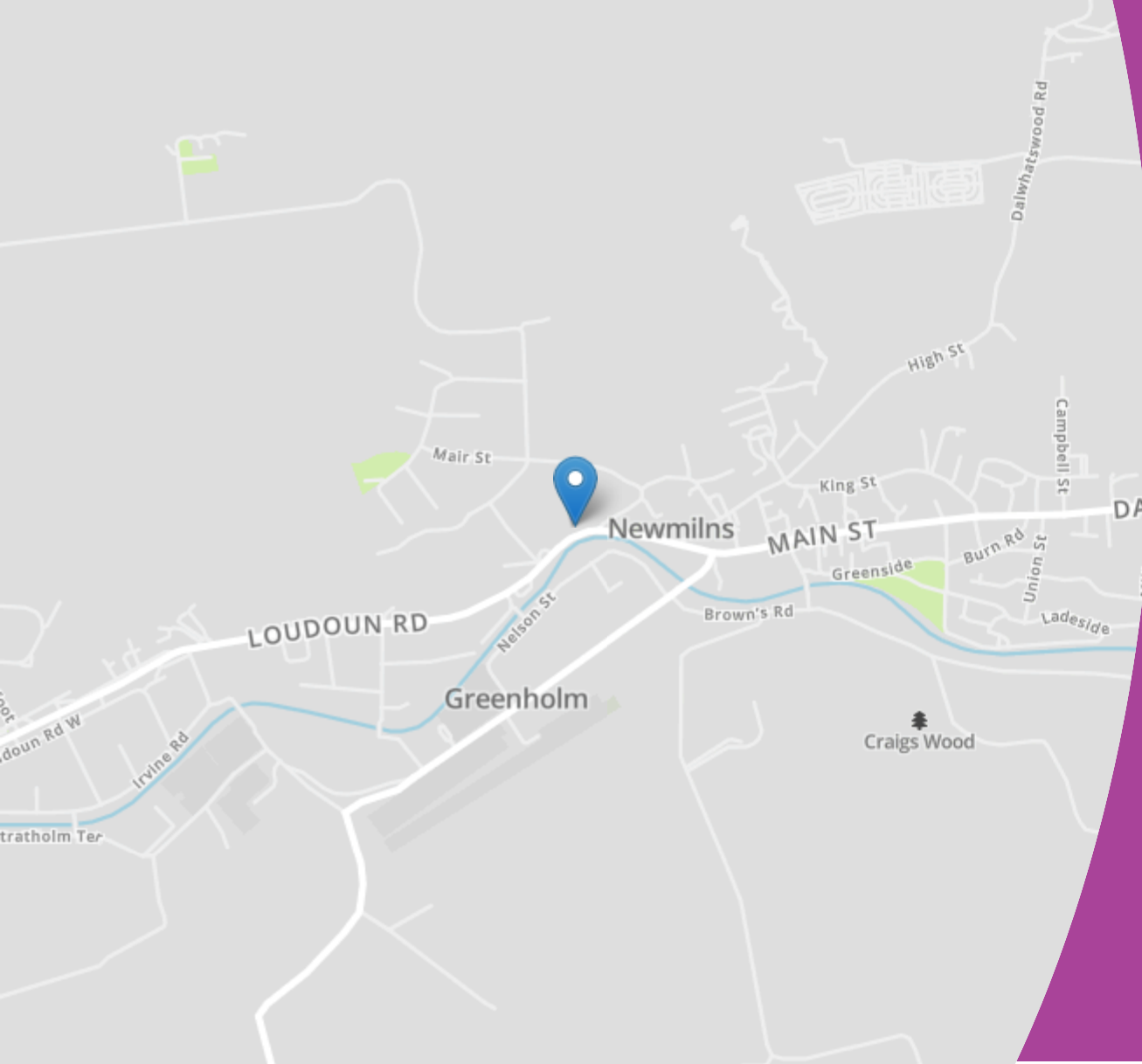
Band B

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GREIG *Residential*



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