



17c High Street
Newmilns, KA16 9EE
P.O.A.

GREIG
Residential



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* Investment purposes only, sold with sitting tenant* Greig residential are delighted to present to the market this superb one bedroom upper flat located within the heart of Newmilns boasting ease of access to all local amenities and transport links. Offering spacious accommodation complete with neutral decor throughout. Advertised with a long term sitting tenant this is an ideal investment property to start or add to your portfolio.





Hallway

2.75m x 1.07m (9' 0" x 3' 6") Access is given via an outer wooden door to a welcoming entrance hallway offering neutral decor and a fitted carpet. The hallway provides access to the lounge, bedroom room, shower room and an archway leads to the kitchen.

Lounge

3.86m x 3.65m (12' 8" x 12' 0") Generously proportioned main apartment boasting neutral decor, fitted carpet and two windows to the side.

Kitchen

3.24m x 1.52m (10' 8" x 5' 0") Fully fitted kitchen complete with ample wall and base storage unit with complimentary work surface, integrated oven, electric hob and hood, stainless steel sink and drainer, plumbing and space for washing machine and fridge freezer, vinyl flooring and a window to the front.

Bedroom One

3.36m x 3.11m (11' 0" x 10' 2") Generous double bedroom with neutral decor, fitted carpet and two windows to the rear.

Bathroom

2.23m x 1.45m (7' 4" x 4' 9") Completing the accommodation is the bathroom comprising of a wash hand basin, wc, neutral tiling to walls, heated towel rail, laminate flooring and an opaque window to the side.

Council Tax Band

Band A

Disclaimer

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