



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

**GREIG**  
*Residential*



# Isles Street

Newmilns, KA16 9DP

Greig Residential are delighted to present to the market this spacious one bedroom ground floor flat, located in the heart of Newmilns offering ease of access to local amenities and transport links. Boasting all on the level accommodation with neutral décor throughout and complemented by well maintained communal gardens. This is sure to appeal to a wide range of buyers from first time home owners, those looking to downsize and investors.





### Hallway

6.42m x 1.01m (21' 1" x 3' 4") Access is given via an outer UPVC double glazed door from the communal entry to a welcoming entrance hallway offering neutral décor, a selection of fitted storage cupboards, ceiling coving and fitted carpet. The hallway gives access to the lounge, bedroom and bathroom.

### Lounge

4.57m x 3.66m (15' 0" x 12' 0") Generously proportioned main apartment boasting neutral décor, ceiling coving, plentiful space for free standing furniture, fitted carpet, double glazed window to the front and side and double door access to the kitchen.

### Kitchen

3.66m x 2.44m (12' 0" x 8' 0") Fully fitted kitchen complete with stylish white wall and base storage units with complementary work surface, integrated oven, gas hob and hood, plumbing and space for washing machine and fridge freezer, stainless steel sink and drainer, vinyl flooring and a double glazed window to the front.

### Bedroom One

4.60m x 3.45m (15' 1" x 11' 4") Spacious double bedroom with neutral décor, ceiling coving, fitted carpet and a double glazed window to the side.

### Bathroom

2.52m x 2.06m (8' 3" x 6' 9") Completing the accommodation is the bathroom comprising of a wash hand basin, wc, bath with overhead shower, crisp white décor with tiling around bath, vinyl flooring and a double glazed opaque window to the front.

### Externally

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

### Council Tax Band

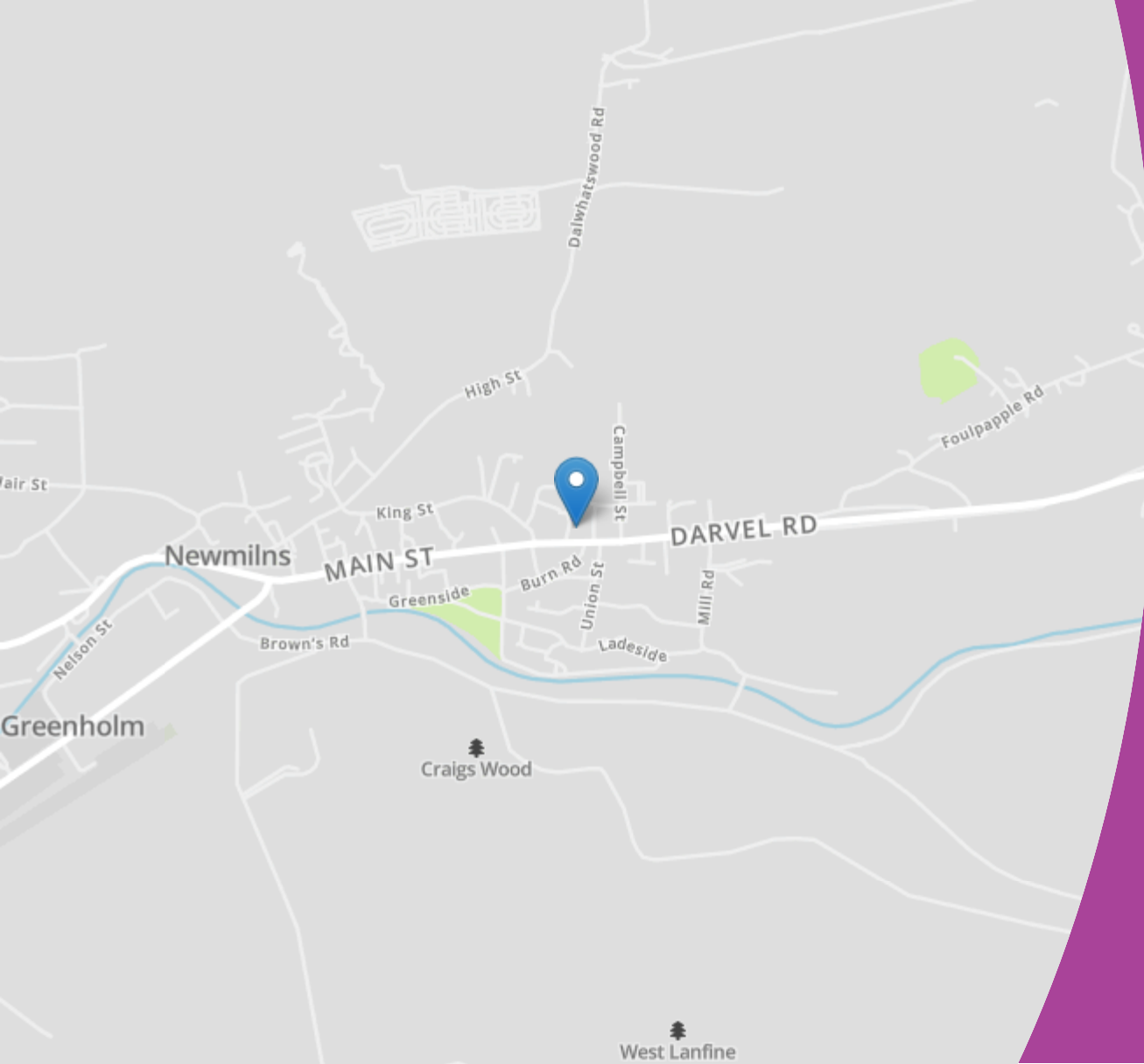
Band A

### Disclaimer

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