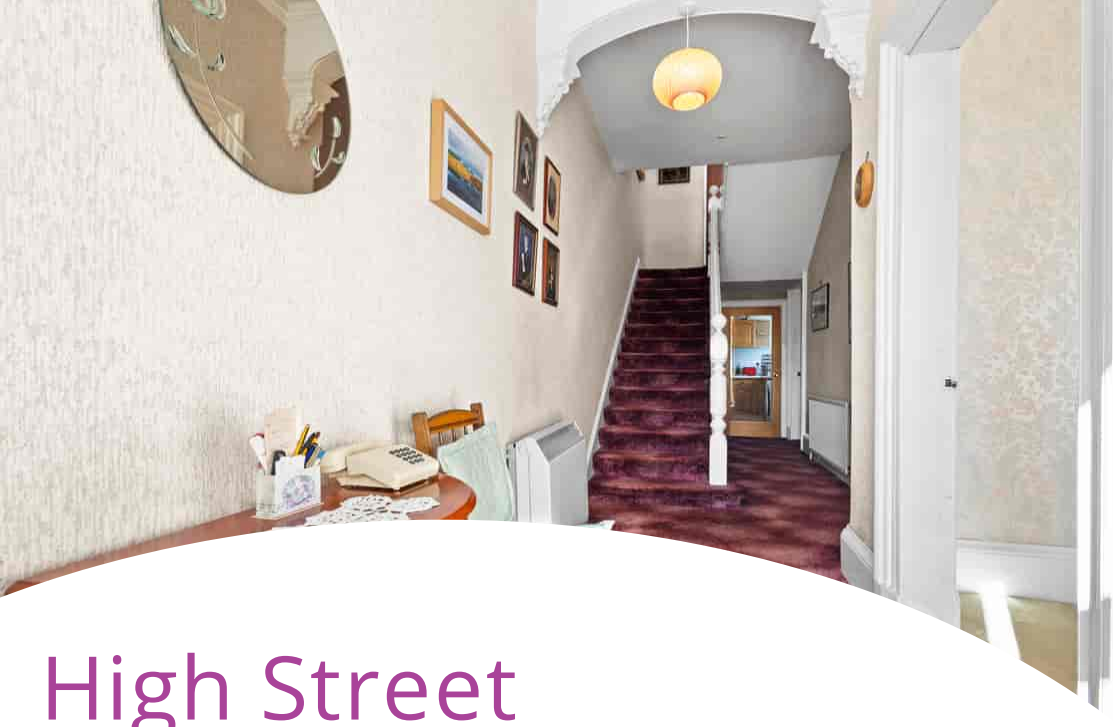




74 High Street  
Newmilns, KA16 9EA  
P.O.A.

**GREIG**  
*Residential*



# High Street

Newmilns, KA16 9EA

Proudly introducing this charming traditional five apartment semi detached villa, ideally located on the outskirts of Newmilns. The property enjoys convenient access to local amenities and schools, while also being just a short walk from the beautiful Ayrshire countryside—offering the perfect balance for family living. Arranged over two levels, the home provides a spacious, flexible and well proportioned layout, enhanced by neutral décor and a range of attractive traditional features throughout. Externally, the property benefits from generous landscaped gardens and ample off street parking, creating a wonderful setting that is sure to appeal to a wide range of buyers.





#### Porch

1.67m x 0.7m (5' 6" x 2' 4") Access is given to a welcoming entrance porch offering neutral decor, traditional tiled flooring and a door leading to the hallway.

#### Hallway

1.67m x 3.50m (5' 6" x 11' 6") Spacious hallway boasting neutral decor, two practical storage cupboards, traditional high ceiling and ceiling cornicing, deep skirtings and a fitted carpet. The hallway gives access to the lounge, family/dining room, kitchen and a carpeted staircase leads to the upper level.

#### Living Room

5.19m x 4.16m (17' 0" x 13' 8") Generously proportioned main apartment offering neutral decor, feature fireplace, traditional high ceilings and deep skirtings, plentiful space for free standing furniture, fitted carpet and a large traditional bay window to the rear.

#### Family/Dining Room

4.42m x 5.30m (14' 6" x 17' 5") Spacious second apartment that could be flexibly utilised featuring neutral decor, fireplace, traditional high ceiling and deep skirtings, fitted carpet and a double glazed window to the front.

#### Kitchen

2.81m x 3.24m (9' 3" x 10' 8") Fully fitted kitchen complete with ample wall and base storage units, integrated oven, electric hob, plumbing and space for a washing machine, stainless steel sink and drainer, neutral decor, vinyl flooring, a double glazed window to the side and a door to the front.

#### Bedroom One

4.43m x 4.73m (14' 6" x 15' 6") The master bedroom is a generous double offering neutral decor, double fitted wardrobes, deep skirtings and ceiling cornicing, fitted carpet and a large double glazed window to the rear.

#### Bedroom Two

4.43m x 3.96m (14' 6" x 13' 0") Spacious double bedroom with neutral decor, double fitted wardrobes, ceiling cornicing, traditional deep skirtings, fitted carpet and a double glazed bay window to the front.

#### Bedroom Three

2.16m x 3.54m (7' 1" x 11' 7") Bedroom three is a good sized apartment, flexible in use offering neutral decor, practical storage cupboard, deep skirtings, fitted carpet and a double glazed window to the front.

#### Bathroom

2.81m x 3.00m (9' 3" x 9' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, shower cubicle with electric shower, neutral decor, fitted carpet and a double glazed window to the front.

#### Externally

This property boasts spacious private gardens to the front and rear, the rear garden has been laid to chips allowing of ample off street parking whilst the extensive front garden offers a large well manicured lawn, an area laid to mature bedding and shrubbery and a chipped patio/seating area perfect for al fresco dining and entertaining.

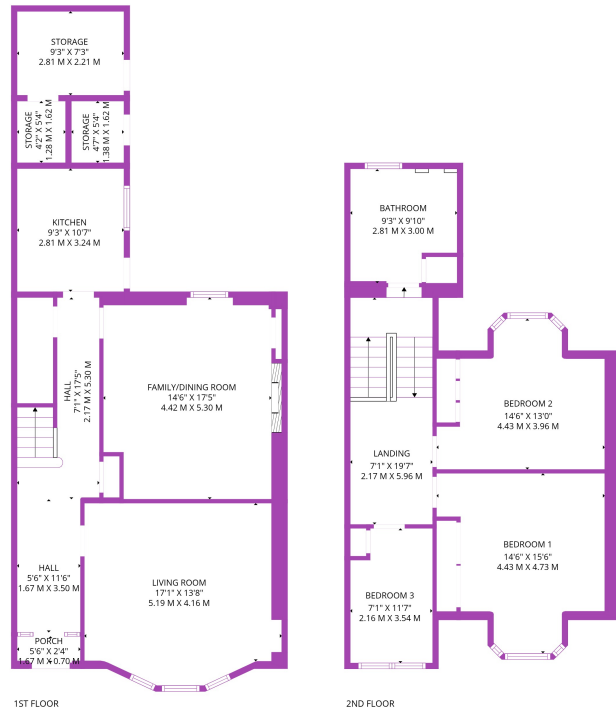
#### Council Tax Band

Band D

#### Disclaimer

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**TOTAL: 1472 sq. ft, 137 m<sup>2</sup>**  
 1ST FLOOR: 810 sq. ft, 75 m<sup>2</sup>, 2ND FLOOR: 662 sq. ft, 62 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 13 sq. ft, 1 m<sup>2</sup>, STORAGE: 120 sq. ft, 11 m<sup>2</sup>, LOW CEILING: 32 sq. ft, 3 m<sup>2</sup>,  
 WALLS: 148 sq. ft, 13 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

