



42 Riverbank Street
Newmilns, KA16 9HL
P.O.A.

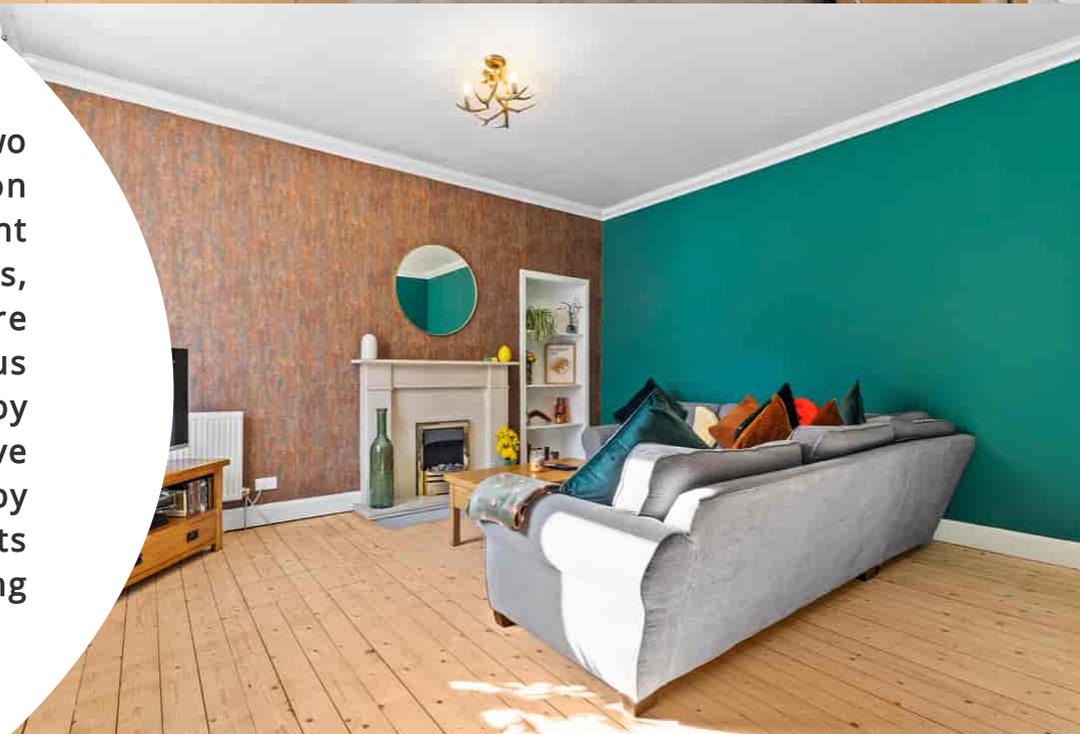
GREIG
Residential



Riverbank Street

Newmilns, KA16 9HL

Proudly presenting to the market this charming traditional two bedroom terraced villa, ideally located in the heart of Newmilns on the banks of the River Irvine. The property enjoys convenient access to a range of local amenities, schooling, and transport links, while also being just a short walk from the picturesque Ayrshire countryside and scenic riverside walks. The home offers spacious accommodation arranged over two levels, enhanced by contemporary décor while retaining a wealth of attractive traditional features throughout. Further complemented by beautifully landscaped gardens, this delightful property represents an ideal first time purchase, family home, or downsizing opportunity, and is sure to impress all who view.





Hallway

2.13m x 7.04m (7' 0" x 23' 1") Access is given to a welcoming entrance hallway boasting modern decor, practical storage cupboard and laminate flooring. The hallway provides access to the lounge, kitchen, bedroom two and a carpeted staircase leads to the upper level.

Lounge

5.15m x 5.08m (16' 11" x 16' 8") Generously proportioned main apartment offering contemporary stylish decor, feature fireplace, ceiling cornicing, deep skirtings, restored hard wood flooring and a double glazed window to the front.

Kitchen

3.59m x 2.72m (11' 9" x 8' 11") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob and fridge freezer, plumbing and space for a washing machine, stainless steel sink and drainer, neutral decor, vinyl flooring and two double glazed windows to the rear.

Bedroom One

3.46m x 5.44m (11' 4" x 17' 10") The master bedroom is a generous double boasting neutral decor, double fitted wardrobes, deep skirtings, fitted carpet and a double glazed bay window to the front.

Bedroom Two

4.53m x 3.63m (14' 10" x 11' 11") Conveniently located on the lower level, a spacious bedroom with neutral decor, practical storage cupboard, ceiling corning, deep skirtings, restored solid wood floorboards and a double glazed window to the rear.

Bathroom

2.13m x 2.61m (7' 0" x 8' 7") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead mains shower, tiled walls and flooring and a double glazed velux window to the front.

Externally

This property further benefits from spacious gardens to the rear complete with a large well manicured lawn and a decked patio area perfect for al fresco dining and entertaining.

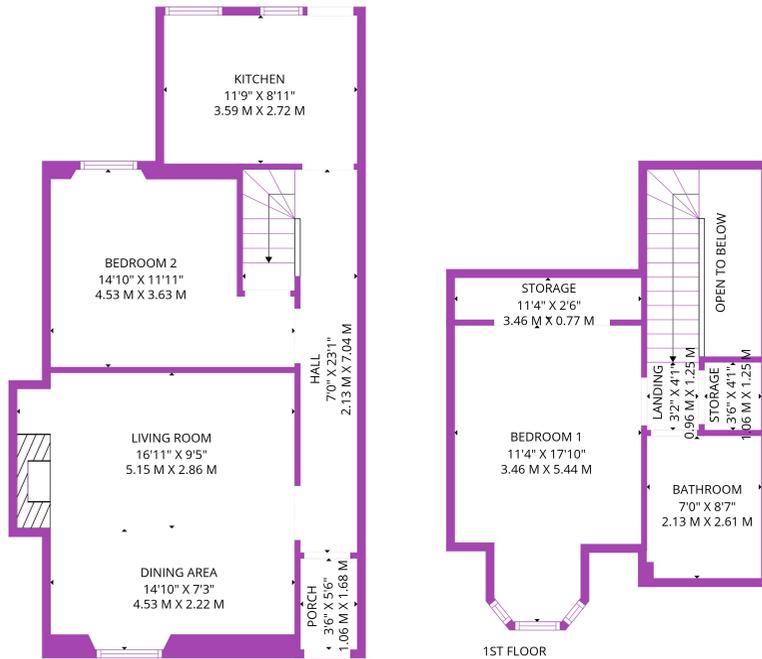
Council Tax Band

Band B

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GROUND FLOOR

1ST FLOOR

TOTAL: 927 sq. ft, 86 m2

Ground floor: 648 sq. ft, 60 m2, 1st floor: 279 sq. ft, 26 m2

EXCLUDED AREAS: PORCH: 19 sq. ft, 2 m2, STORAGE: 44 sq. ft, 4 m2, LOW CEILING: 19 sq. ft, 2 m2, OPEN TO BELOW: 40 sq. ft, 4 m2, WALLS: 84 sq. ft, 6 m2

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