



# Loudoun View

1 Stratholm Terrace,  
NEWMILNS  
P.O.A.

**GREIG**  
*Residential*



# Loudoun View

NEWMILNS, KA16 9AW

Proudly presenting 'Loudoun View' a charming four apartment traditional detached bungalow situated on the periphery of Newmilns boasting a tranquil river and countryside location whilst maintaining ease of access to all local amenities and transport links. Offering spacious all on the level accommodation providing a versatile living space, a superb rear facing conservatory with open garden views and practical utility. Further benefitting from an extensive wrap around plot with ample off street parking and private landscaped gardens. Having been lovingly maintained by current owner this is the ideal first time buy, family home or downsize and is sure to impress even the most discerning of buyers.





#### Porch

1.21m x 0.58m (4' 0" x 1' 11") Access is given via a double outer UVPC doors to the welcoming entrance hallway offering a fitted carpet a door access to the hallway.

#### Hallway

4.99m x 1.98m x 2.36m (16' 4" x 6' 6" x 7'9") The spacious hallway boasts soft neutral decor, three practical storage cupboards, and fitted carpet. The hallway offers access to the lounge, sitting room bedroom and bathroom.

#### Lounge/Bedroom

4.60m x 4.10m (15' 1" x 13' 5") Generously proportioned main apartment, currently utilised as a lounge this spacious apartment could make a superb double bedroom offering soft neutral decor, feature electric fire set within a decorative wood surround, fitted carpet and a double glazed window to the front.

#### Sitting Room

3.65m x 3.01m (12' 0" x 9' 11") A superb sitting room featuring neutral decor, fitted carpet and a double glazed window to the rear. A door leads to the kitchen/dining room and bedroom.

#### Kitchen/Dining Room

5.15m x 2.27m (16' 11" x 7' 5") Fully fitted dining sized kitchen complete with ample wall and base storage units, complimentary work surface, plumbing and space for a cooker, fridge, stainless steel sink and drainer, neutral decor, tiled splashback, tiled flooring, double glazed window to the side and a door leading to the conservatory.

#### Utility Room

2.56m x 1.99m (8' 5" x 6' 6") A practical utility room comprising of additional wall and base units, plumbing and space for washing machine, freezer and tumble drier, stainless steel sink and drainer, fitted carpet and a double glazed opaque window to the side.



#### Conservatory

4.45m x 3.85m (14' 7" x 12' 8") Stunning rear facing conservatory offering additional living space, fully double glazed to all aspects providing open garden outlooks, neutral decor and laminate flooring.

#### Bedroom

4.45m x 2.39m (14' 7" x 7' 10") A generous double bedroom with neutral decor, fitted bedroom furniture, fitted carpet and a double glazed window to the rear.

#### Bathroom

3.10m x 2.28m (10' 2" x 7' 6") Completing the accommodation is the family bathroom comprising of a wash hand basin and wc combination unit, bath, shower cubicle, wet wall finish, chrome heated towel rail, vinyl flooring and a double glazed opaque window to the side.

#### Externally

#### Council Tax Band

Band B

#### Disclaimer

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