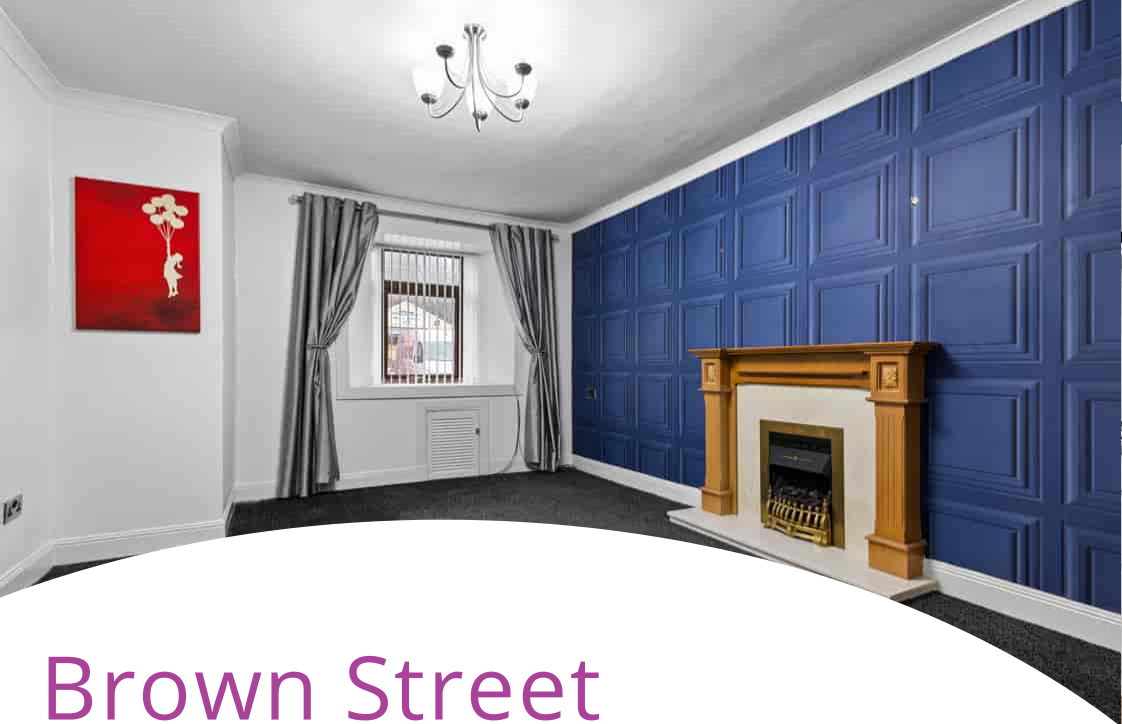




20a Brown Street

Newmilns
KA16 9AA
P.O.A.

GREIG
Residential



Brown Street

Newmilns, KA16 9AA

Proudly presenting to the market this traditional three bedroom terraced villa located in the heart of Newmilns offering convenient ease of access to all local amenities, schooling and transport links. Boasting an impressive ground level floor plan with a large lounge, modern kitchen, bathroom and bedroom with a further two bedrooms on the upper level. Further benefiting from generous rear gardens this property is sure to appeal to a wide range of buyers.





Hallway

Accessed via an outer wooden door, featuring neutral decor, storage cupboard, fitted carpet, staircase leading to the upper landing, door access to the living room, bedroom one, bathroom and kitchen.

Livingroom

5.39m x 3.63m (17' 8" x 11' 11") Generous main apartment offering neutral decor with navy feature wall, electric feature fire place, ceiling coving, fitted carpet and double glazed window to the front.

Kitchen

3.7m x 4.18m (12' 2" x 13' 9") Spacious modern kitchen boasting an array of wall and base units, contrasting work surfaces with breakfast bar, integrated gas hob, oven, microwave, washing machine and dishwasher, space for freestanding fridge freezer, cooker hood, stylish composite sink and drainer, contemporary decor, ceiling coving, laminate flooring, modern matt black radiator, storage cupboard, double glazed window to the side and double glazed french doors to the rear.

Bedroom One

2.63m x 3.08m (8' 8" x 10' 1") Located on the ground level, double bedroom featuring soft decor, ceiling coving, fitted carpet, storage cupboard and double glazed window to the side.

Bathroom

2.15m x 3.08m (7' 1" x 10' 1") Four piece fitted bathroom featuring WC, wash hand basin, bath, mains shower cubicle with wet wall finish, crisp white tiles to the wall, ceiling spotlights, vinyl tile to the floor and opaque double glazed window to the side.

Bedroom Two

2.06m x 3.24m (6' 9" x 10' 8") Double Bedroom featuring neutral decor, fitted carpet and double glazed window to the side.

Bedroom Three

2.00m x 2.25m (6' 7" x 7' 5") Third bedroom featuring contemporary decor, fitted carpet and double glazed velux to the side.

Externally

This property further benefits from a large rear garden offering leafy outlooks, has two areas laid to lawn and two patio areas laid to slab.

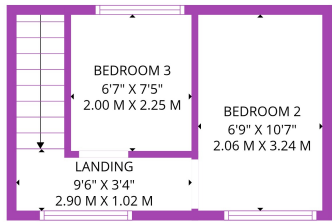
Council Tax Band

Band B

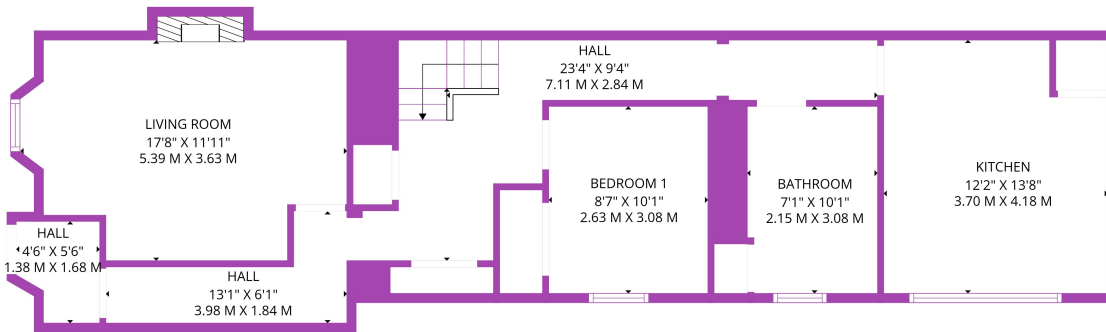
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1ST FLOOR



1ST FLOOR



TOTAL: 985 sq. ft, 92 m2

1st Floor: 829 sq. ft, 77 m2, 1st floor: 156 sq. ft, 15 m2

EXCLUDED AREAS: FIREPLACE: 6 sq. ft, 1 m2, LOW CEILING: 20 sq. ft, 2 m2, WALLS: 97 sq. ft, 7 m2

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



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