



146 Main Street  
Newmilns, KA16 9DJ  
P.O.A.

**GREIG**  
*Residential*



## Main Street

Newmilns, KA16 9DJ

Proudly presenting to the market this two bedroom upper floor flat located within the heart of Newmilns offering convenient ease of access to all local amenities, schooling and transport links. Comprising of a spacious lounge, kitchen, two bedrooms and a bathroom this property is sure to appeal to a wide range of buyers.





### Main Hall

Accessed via outer white UPVC door, stylish decor, carpeted staircase and landing, gives access to kitchen, bathroom and living room.

### Livingroom

3.57m x 5.59m (11' 9" x 18' 4") Generous main apartment boasting modern decor, ceiling coving, laminate flooring, gives access to both bedrooms and large double glazed window to the rear.

### Kitchen

4.06m x 3.40m (13' 4" x 11' 2") Spacious fitted kitchen offering an array of base and wall mounted units with tiled splashback, contrasting anthracite worktops, space for cooker, washing machine, fridge freezer, large double glazed window to rear offering leafy outlooks.

### Bedroom One

2.96m x 3.7m (9' 9" x 12' 2") Generous double bedroom featuring contemporary decor, ceiling spotlights, laminate flooring, double glazed window.

### Bedroom Two

2.53m x 2.96m (8' 4" x 9' 9") Second bedroom featuring stylish decor, ceiling coving, laminate flooring, double glazed window.

### Bathroom

1.68m x 2.45m (5' 6" x 8' 0") Completing this property is a white three piece bathroom suite featuring WC, wash hand basin, electric shower over bath, white tiled wall, vinyl flooring and an opaque double glazed window.

### Council Tax Band

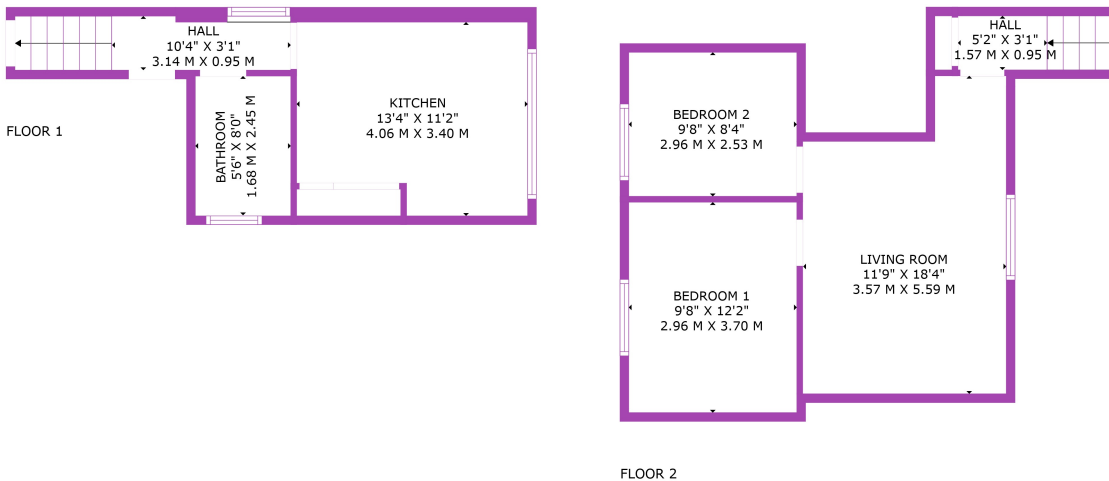
Band A

### DISCLAIMER

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**TOTAL: 675 sq. ft, 63 m<sup>2</sup>**  
FLOOR 1: 248 sq. ft, 23 m<sup>2</sup>, FLOOR 2: 427 sq. ft, 40 m<sup>2</sup>  
WALLS: 103 sq. ft, 9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)