



53a Loudoun Road
Newmilns, KA16 9HJ
P.O.A.

GREIG
Residential



Loudoun Road

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Greig Residential are delighted to present to the market this one bedroom ground floor flat located in the heart of Newmilns with ease of access to local amenities and transport links. Offering spacious all on the level accommodation boasting a wealth of potential, comprising of lounge, kitchen, bedroom and shower room with communal gardens to the rear, this property is sure to appeal to a wide range of buyers from investors or those looking to downsize.





Hallway

2.46m x 1.08m (8' 1" x 3' 7") Accessed by outer composite door from communal entry offer neutral décor, laminate flooring and door access to all apartments.

Lounge

3.65m x 3.20m (12' 0" x 10' 6") Generous main apartment offering neutral décor, laminate flooring, storage cupboard and double glazed window to the front.

Kitchen

3.59m x 1.51m (11' 9" x 4' 11") Fitted kitchen offering wall and base units, laminate flooring, plumbing/space for cooker, fridge freezer and washing machine, stainless steel sink and drainer with double glazed window to the front.

Bedroom

3.94m x 3.50m (12' 11" x 11' 6") Generous double bedroom offering neutral décor, fitted carpet, ceiling cornice and rose with double glazed window to the rear.

Shower Room

2.43m x 1.02m (8' 0" x 3' 4") Three piece white suite comprising of WC, wash hand basin and shower cubicle, vinyl flooring with neutral décor.

External

Offering generous communal gardens to the rear with on street parking available to the front.

Council Tax Band

Band A

DISCLAIMER

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