



63 High Street

Newmilns, KA16 9EA

P.O.A.

**GREIG**  
*Residential*





# High Street

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Greig Residential are delighted to present to the market this traditional sandstone flat, offering all on level accommodation. Comprising of lounge, bedroom, kitchen & bathroom, this property also benefits from a spacious shared communal garden space. Close to local amenities and transport links. This property would be the perfect first time buy or investment.







### Vestible

2.35m x 1.30m (7' 9" x 4' 3") Main door access in to carpeted vestibule with neutral decor and inner door to lounge.

### Lounge

4.26m x 3.94m (14' 0" x 12' 11") Generously proportioned main apartment with access to kitchen, inner hall and bathroom with a double glazed window to the front.

### Bedroom

3.35m x 3.21m (11' 0" x 10' 6") Generous double bedroom with neutral decor, fitted carpet, shelved recess, ceiling cornice and a double glazed window to the rear.

### Kitchen

2.28m x 1.91m (7' 6" x 6' 3") Fitted kitchen with a range of wall and base units, plumbing space for fridge freezer, washing machine and cooker, tiled splash back, sink and drainer and vinyl flooring.

### Bathroom

2.49m x 1.36m (8' 2" x 4' 6") Three piece white suite with tiles around bath, vinyl flooring and a double glazed opaque window to the rear.

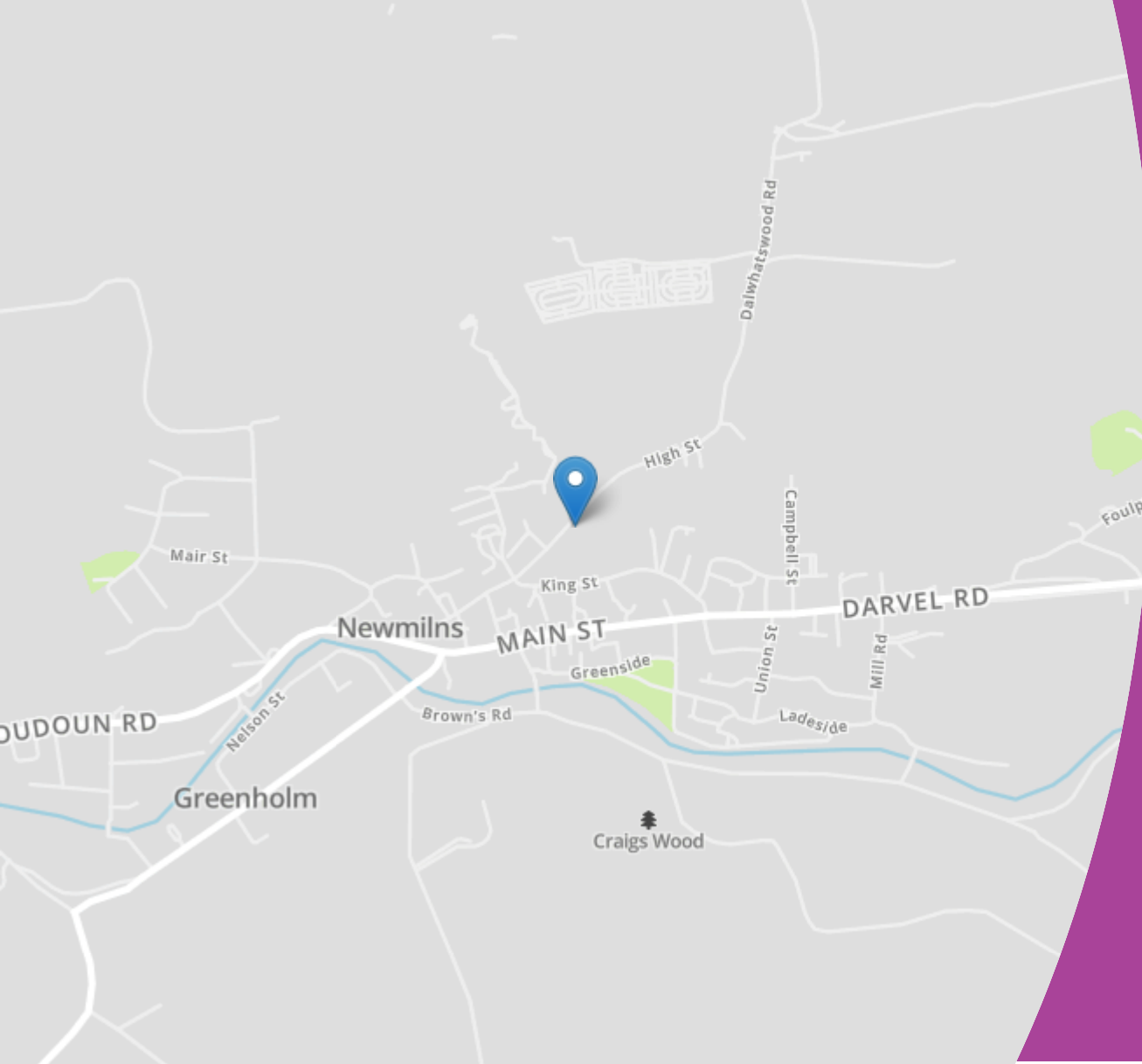
### External

Spacious communal rear garden with lawn and open outlooks.

### DISCLAIMER

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