



123d Main Street  
Newmilns, KA16 9DJ  
P.O.A.

**GREIG**  
*Residential*



# Main Street

Newmilns, KA16 9DJ

Proudly presented to the market is this traditional two bedroom upper flat, set within the former Covenanters Public House in the heart of Newmilns. Ideally located with immediate access to local amenities and excellent transport links, the property offers spacious, contemporary accommodation throughout. Further enhancing the appeal is a stunning traditional courtyard, providing secure off-street parking and well maintained communal gardens. Beautifully presented in immaculate condition and retaining a wealth of original features, this impressive home is sure to appeal to a wide range of buyers.





### Hallway

1.13m x 7.81m (3' 8" x 25' 7") Accessed via a well maintained communal entry and UPVC outer door, the hallway features neutral decor, fitted carpet, storage cupboard and gives access to all apartments.

### Livingroom

3.73m x 5.63m (12' 3" x 18' 6") Generous main apartment featuring neutral decor, traditional ceiling cornice, fitted carpet, ample space for a dining table and two sash and case windows to the front and one to the side.

### Kitchen

2.99m x 2.48m (9' 10" x 8' 2") Fitted kitchen with an array of wall and base units, neutral decor, tiled splashback, vinyl flooring, plumbing space for a cooker, washing machine, fridge freezer, stainless steel sink and drainer, sash and case window to the rear.

### Bedroom One

2.99m x 3.32m (9' 10" x 10' 11") Double sized bedroom featuring neutral decor, fitted double wardrobe, fitted carpet and sash and case window to the rear.

### Bedroom Two

2.99m x 3.43m (9' 10" x 11' 3") Double sized bedroom featuring neutral decor, fitted carpet

### Bathroom

1.74m x 2.40m (5' 9" x 7' 10") Three piece fitted shower room comprising of WC, wash hand basin, shower cubicle with electric shower, wet wall finish, vinyl flooring and ceiling spotlights.

### Externally

The property is entered via a well maintained communal entry and has access to shared courtyard to the rear offering a drying green and allocated parking space.

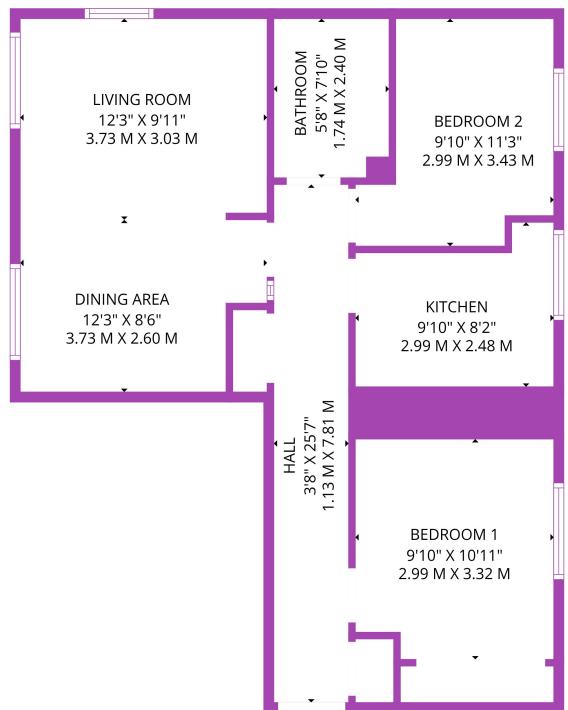
### Council Tax Band

Band B

### Disclaimer

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**TOTAL: 700 sq. ft, 65 m<sup>2</sup>**  
Ground floor: 700 sq. ft, 65 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 62 sq. ft, 6 m<sup>2</sup>  
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