



4 Stratholm Terrace  
Newmilns, KA16 9AW  
P.O.A.

**GREIG**  
*Residential*



# Stratholm Terrace

Newmilns, KA16 9AW

Greig Residential are delighted to present to the market this traditional three bedroom semi detached villa situated on the periphery of Newmilns boasting a tranquil river and countryside location whilst maintaining ease of access to local amenities, schooling and transport links. Comprising of spacious accommodation over two with an abundance of traditional features, this superb family homes offers a wealth of potential throughout and is complemented by generous private gardens and off street parking.





#### Hallway

6.13m x 2.12m (20' 1" x 6' 11") Access is given via an outer wooden door to a welcoming entrance hallway offering soft neutral decor, traditional high ceiling and fitted carpet. The hallway gives access to the lounge, sitting room, bathroom and a carpeted staircase leads to the upper level.

#### Lounge

4.61m x 4.12m (15' 1" x 13' 6") Generously proportioned main apartment boasting neutral decor, feature gas fire set within a wood and tiled surround, plentiful space for free standing furniture, traditional ceiling corning and central rose, fitted carpet and a large bay window to the front.

#### Sitting Room

4.90m x 3.90m (16' 1" x 12' 10") Rear facing spacious second apartment comprising of neutral decor, plentiful space for free standing furniture, original floor boards, a double glazed window to the rear and a door leading the kitchen.

#### Kitchen

5.27m x 2.15m (17' 3" x 7' 1") Fully fitted kitchen complete with ample wall and base storage units with complementary work surface, composite sink and drainer, plumbing and space for cooker, fridge freezer and washing machine, tiled splashback, vinyl flooring, four double glazed windows to the rear and a door to the rear garden.

#### Bathroom

2.31m x 2.10m (7' 7" x 6' 11") Conveniently located on the lower level the family bathroom comprises of a washing machine, wc, bath with overhead mains shower, vinyl flooring and a double glazed opaque window to the rear.

#### Bedroom One

4.11m x 3.87m (13' 6" x 12' 8") The master bedroom is a generous double with neutral decor, fitted carpet and a double glazed window to the front.

#### Bedroom Two

3.87m x 2.80m (12' 8" x 9' 2") A spacious double bedroom with bright decor, fitted carpet and a glazed velux window to the rear.

#### Bedroom Three

3.03m x 2.11m (9' 11" x 6' 11") The third bedroom offers soft decor, fitted carpet and a double glazed window to the front.

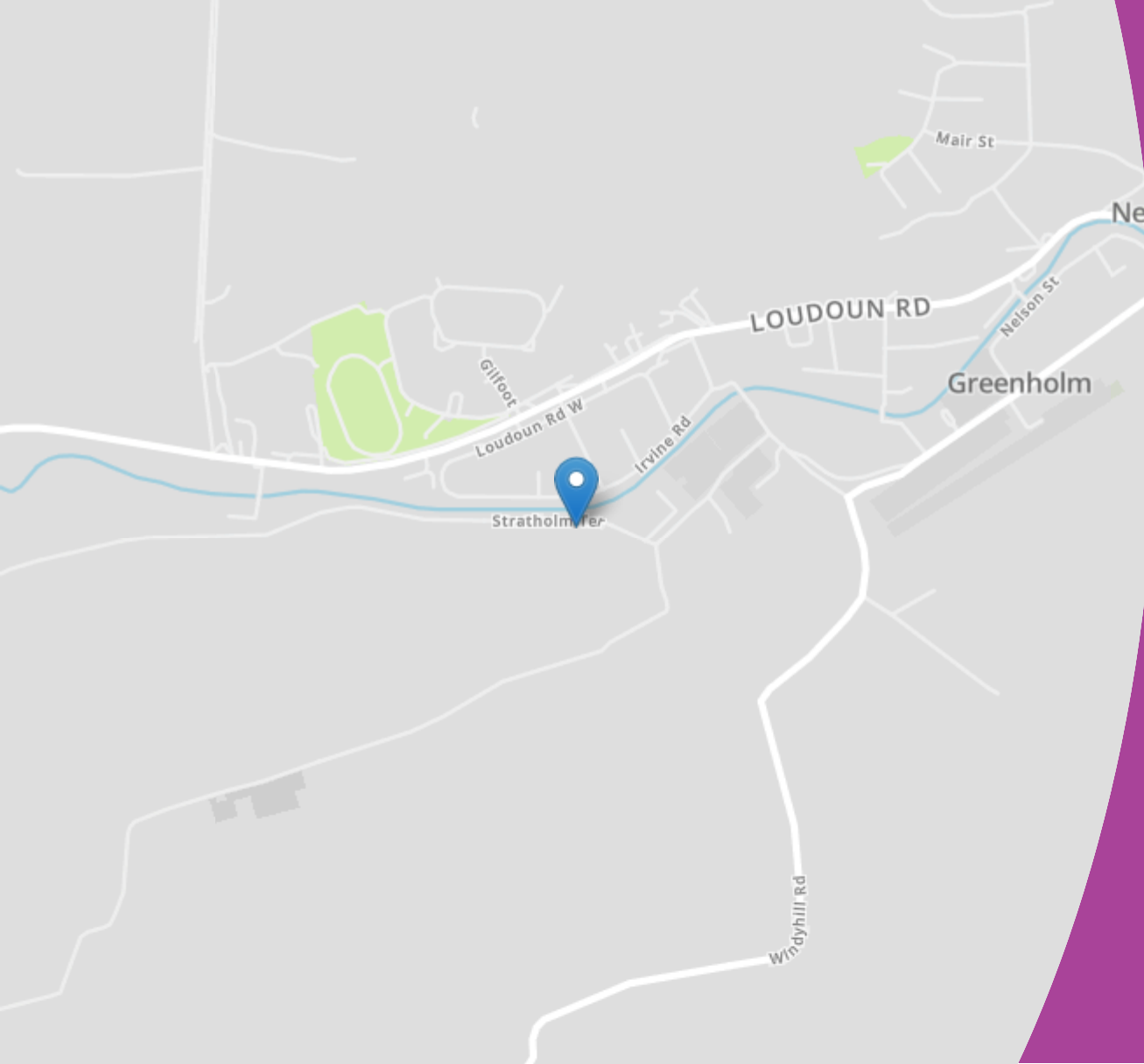
#### Externally

This property boasts spacious private gardens to the front and rear, the front garden has been laid to chip providing ample off street parking whilst the rear garden has been designed with ease of maintenance in mind with a large well manicured lawn.

#### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





**GREIG**  
*Residential*

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