



34 High Street
Newmilns, KA16 9EA
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this charming three bedroom detached cottage located in the heart of Newmilns boasting stunning open countryside outlooks to the rear whilst maintaining ease of access to local amenities, transport and schooling. Offering flexible accommodation over two levels with two spacious apartments, kitchen with partial open plan layout to dining area/utility, three superb double bedroom and family shower room.

Complimented by low maintenance private gardens, ample off street parking and a double garage this is the ideal family home and is sure to impress all who view.





Porch

1.04m x 1.35m (3' 5" x 4' 5") Access is given via an outer UPVC door to a welcoming entrance porch offering neutral decor, laminate flooring and a glazed door leading to the hallway.

Hallway

7.17m x 1.38m (23' 6" x 4' 6") The spacious hallway boasts fresh white decor, laminate flooring and gives access to the lounge, sitting room, kitchen, bedroom three, bathroom, a carpeted staircase leads to the upper level and a UPVC door gives access to the rear garden.

Lounge

4.03m x 3.91m (13' 3" x 12' 10") Generously proportioned main apartment offering fresh white decor, plentiful space for free standing furniture, laminate flooring, a double glazed window to the front and an archway to the kitchen.

Kitchen/Dining Room

Kitchen 3.55m x 1.83m (11' 8" x 6' 0") Dining area 2.13m x 2.47m (7' 0" x 8' 1") Fully fitted modern kitchen complete with ample wall and base storage units with complementary work surface, plumbing and space for cooker, fridge freezer, washing machine, tumble drier, stainless steel sink and drainer, neutral decor, plentiful space for dining table and chairs, vinyl flooring, a double glazed window to the rear offering open countryside outlooks and an archway offering a partial open plan layout to the lounge.

Sitting Room/Dining room

3.94m x 4.45m (12' 11" x 14' 7") Flexible second apartment boasting contemporary decor, plentiful space for free standing furniture, laminate flooring and two double glazed windows to the rear.

Bedroom Three

4.06m x 3.77m (13' 4" x 12' 4") Conveniently located on the lower level comprising of fresh neutral decor, large practical storage cupboard, laminate flooring and double glazed window to the front.

Bedroom One

3.43m x 4.00m (11' 3" x 13' 1") Superb master bedroom offering fresh neutral decor, large storage cupboard, grey newly fitted carpet, double glazed window to the front and a double bedroom rear with open countryside outlooks.

Bedroom Two

5.45m x 3.04m (17' 11" x 10' 0") Spacious second double bedroom fresh white, large storage cupboard, newly fitted carpet and a double glazed window to the front and rear.

Bathroom

2.14m x 1.53m (7' 0" x 5' 0") Completing the accommodation is the family bathroom comprising of a wash hand basin and vanity unit, wc, bath with overhead mains shower, chrome heated towel rail, wet wall finish to walls and vinyl flooring.

Externally

This property boasts private gardens to the front and rear, the front garden is designed with ease of maintenance in mind being full laid to chip with a tarmac driveway to the side leading to the double garage and rear garden. The rear garden is full laid to tarmac.

Council Tax Band

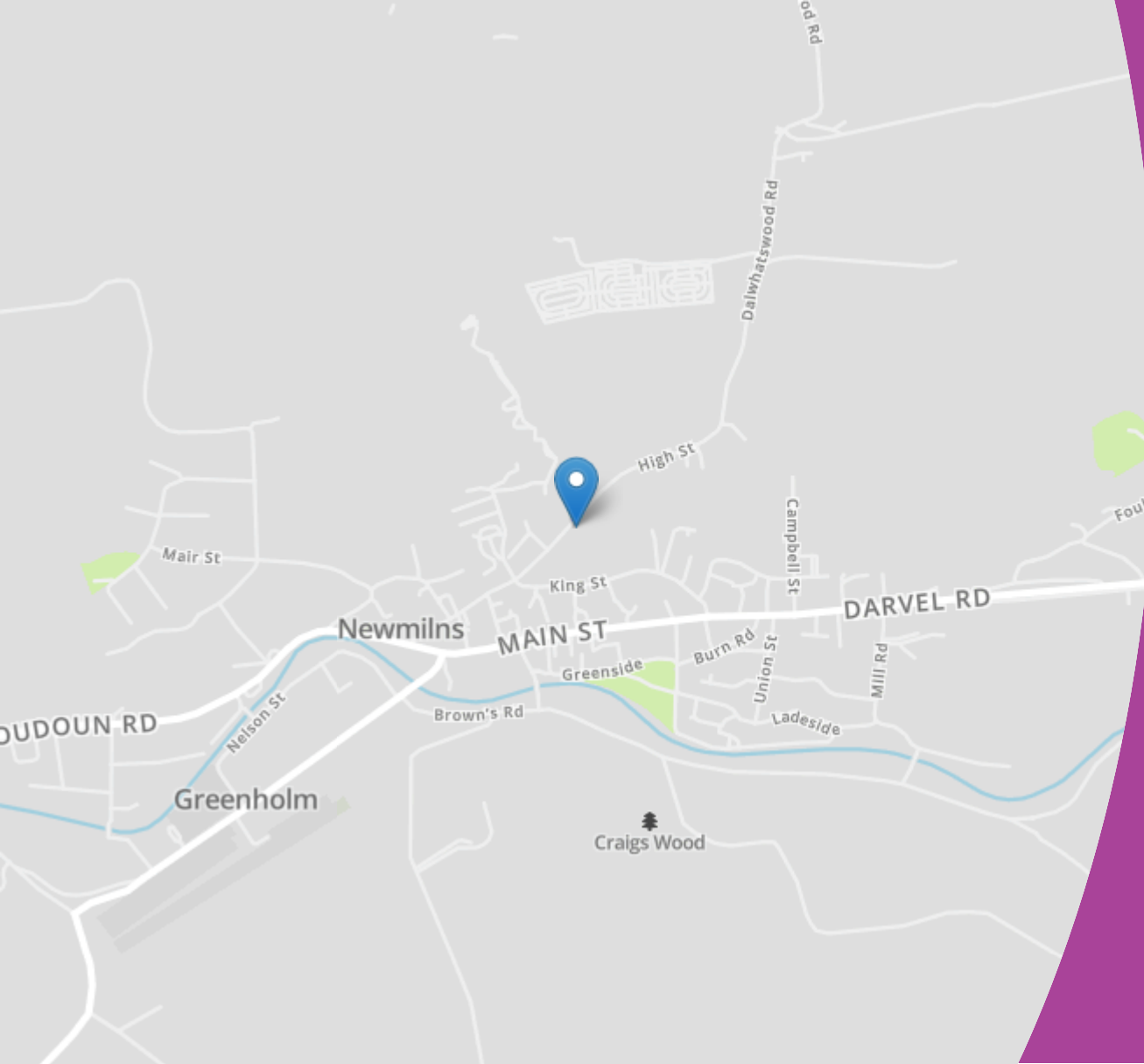
Band D

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