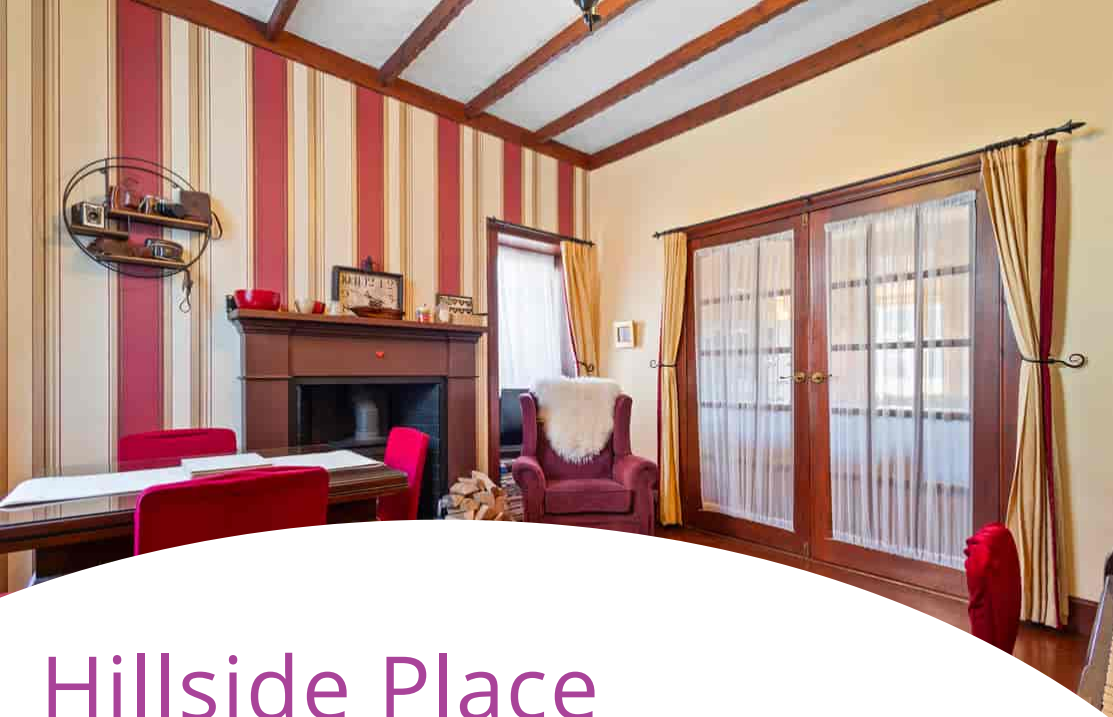




2 Hillside Place
Newmilns, KA16 9EH
Offers Over £109,995

GREIG
Residential



Hillside Place

Newmilns, KA16 9EH

Ideally situated in the heart of Newmilns, this beautifully presented traditional five apartment villa offers a perfect blend of character, space, and convenience. Enjoying an elevated position with breathtaking views across the Irvine Valley, the home is just a short stroll from local amenities, schooling, and transport links. Set across two generous levels, the property features a versatile layout ideal for modern family living. Tastefully updated and lovingly maintained by the current owner, it combines stylish contemporary décor with an abundance of original period features, adding warmth and charm throughout. Outside, the property continues to impress with large, fully enclosed private gardens and a striking summer house—perfect for relaxing or entertaining. This exceptional home ticks all the boxes and is sure to capture the attention of even the most discerning buyers.





Porch

1.34m x 1.64m (4' 5" x 5' 5") Access is given to a welcoming entrance porch boasting modern decor, vinyl flooring and a door leading to the hallway.

Hallway

1.34m x 9.02m (4' 5" x 29' 7") Grand spacious hallway offering neutral decor, practical under stairs storage cupboard, traditional high ceiling and ceiling architrave and fitted carpet. The hallway gives access to lounge, dining room, kitchen bathroom and a carpeted staircase leads to the upper level.

Lounge

4.53m x 5.21m (14' 10" x 17' 1") Generously proportioned main apartment boasting modern decor with a feature fireplace, central rose and intricate cornicing, practical storage cupboard, plentiful room for free standing furniture, traditional high ceiling, fitted carpet and a double glazed window to the front.

Kitchen

2.68m x 2.53m (8' 10" x 8' 4") Fully fitted kitchen complete with ample wall and base storage units, integrated oven and gas hob, plumbing and space for washing machine, fridge freezer, neutral decor, ceiling coving, vinyl flooring, double glazed window to the rear and a door to the rear garden.

Dining Room

3.77m x 3.77m (12' 4" x 12' 4") A second spacious apartment that could be flexibly utilised boasting neutral decor, feature wood burning fireplace, traditional high ceiling with original ceiling beams, original stained floor boards and a double glazed window to the side and rear.

Bathroom

2.70m x 1.93m (8' 10" x 6' 4") The family bathroom comprises of a wash hand basin with vanity storage, wc, bath, stylish tiling to walls, tiled flooring and a double glazed window to the side.

Bedroom One

3.77m x 3.33m (12' 4" x 10' 11") The master bedroom is an impressive double offering modern decor, fitted carpet and a double glazed window to the rear.

Bedroom Two

3.11m x 4.79m (10' 2" x 15' 9") Spacious double bedroom with modern decor, double fitted wardrobes, fitted carpet and a double glazed window to the front.

Bedroom Three

2.20m x 2.75m (7' 3" x 9' 0") Spacious third bedroom offering modern decor, fitted carpet and a double glazed window to the front. Could be flexibly utilised as a home office.

Shower Room

0.87m x 3.24m (2' 10" x 10' 8") Completing the accommodation is the family shower room comprising of a wash hand basin, wc, shower cubicle with mains shower, stylish wet wall finishes, fitted carpet and a double glazed velux to the rear.

Externally

This property boasts substantial private gardens, the front garden has been laid to chips with mature shrubbery whilst the large rear garden is fully enclosed and complete with a well manicured lawn, a paved patio and a superb summer house with an elevated decked patio providing open countryside outlooks, the perfect space for relaxing or entertaining.

Council Tax Band

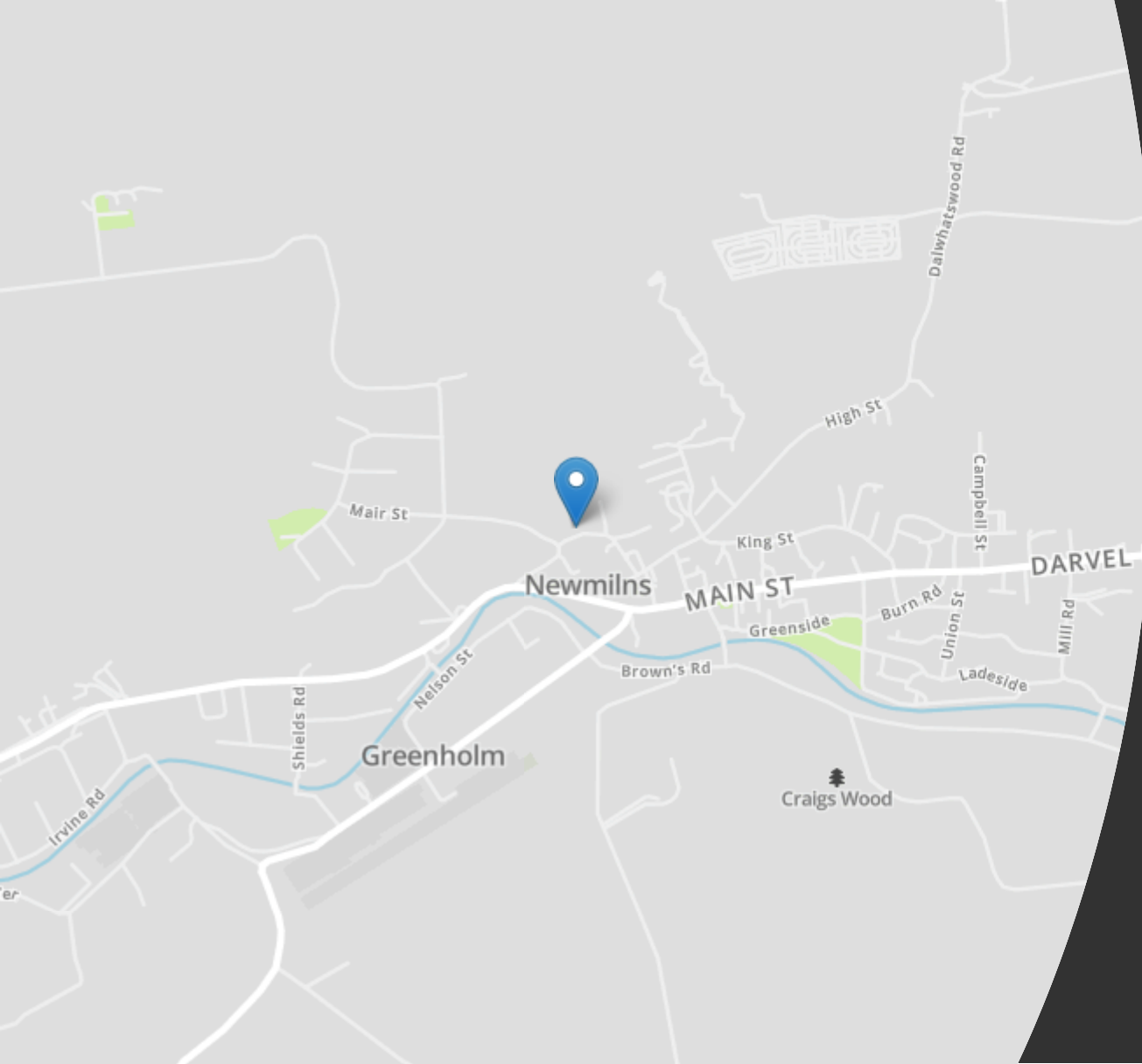
Band B

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