

cruive
ESTATE AGENTS

OFFERS OVER

£107,000

East Church Court
Newmilns, KA16 9JQ

PROPERTY SUMMARY

Tucked away within a quiet, peaceful cul de sac setting is this semi-detached, two bedroom bungalow with integral garage, and useful self-contained garden room/office. Set within extensive, mature, and attractive gardens the property is sure to appeal to buyers who enjoy having outdoor space.

The accommodation comprises; reception hallway, bright and spacious lounge enjoying the best of the lovely outlook, fitted kitchen, two well-proportioned bedrooms; one of which benefits from fitted storage, and a three-piece bathroom with over-bath shower.

The property further benefits from gas central heating, double glazing, driveway, and integral garage. The substantial, well-established gardens provide a beautiful space for children playing, or entertaining family and friends.

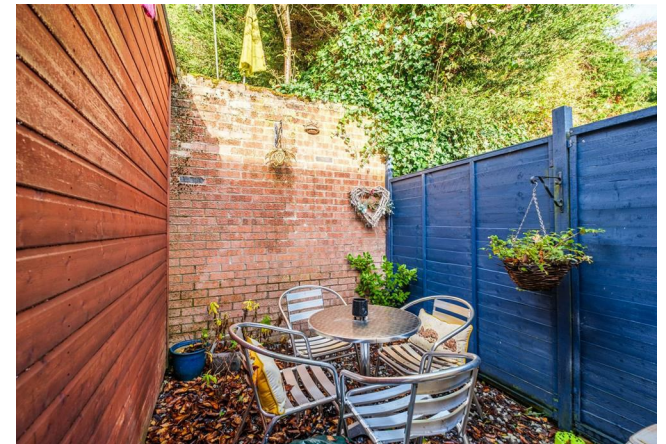
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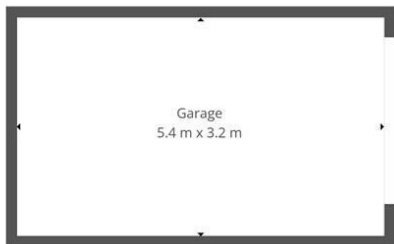
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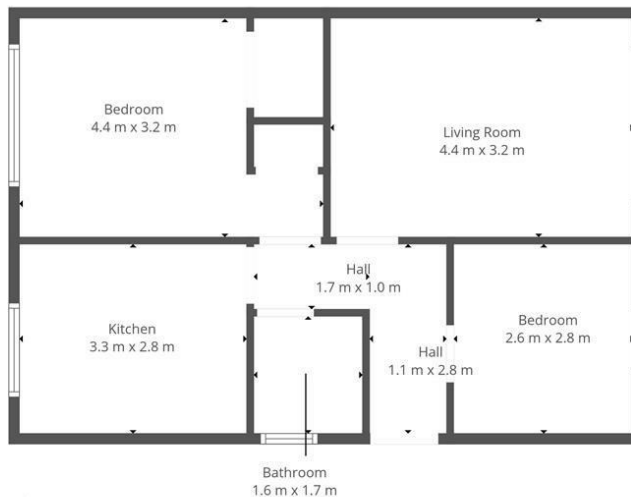








Floor 1



Floor 2

This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

East Ayrshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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