

2 Isles Street

NEWMILNS, EAST AYRSHIRE, KA16 9DP



*THREE-BEDROOM DETACHED COTTAGE WITH
THE ADDED BONUS OF TWO LARGE WORKSHOPS*



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Part Exchange is available.
We are pleased to introduce to the market this spacious three-bedroom detached cottage with the added bonus of two large workshops both benefiting from a three-phase power supply to the rear.

The cottage is in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two floors, providing light-filled and spacious accommodation.





A welcoming hallway entrance leads to all apartments on this level. The family room and formal lounge are bright and airy and could be transformed to meet each individual purchaser's needs and requirements. The dining kitchen has a good range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. There is plumbed space for free-standing appliances. The master bedroom is pleasantly located on this level and offers a range of furniture configurations. It provides access to a large study area and a shower room which is accessed from both the master bedroom and the reception hall. The contemporary shower room completes the impressive accommodation on this level.



Kitchen/Diner









The Lounge





Sitting Room





Bedroom 1







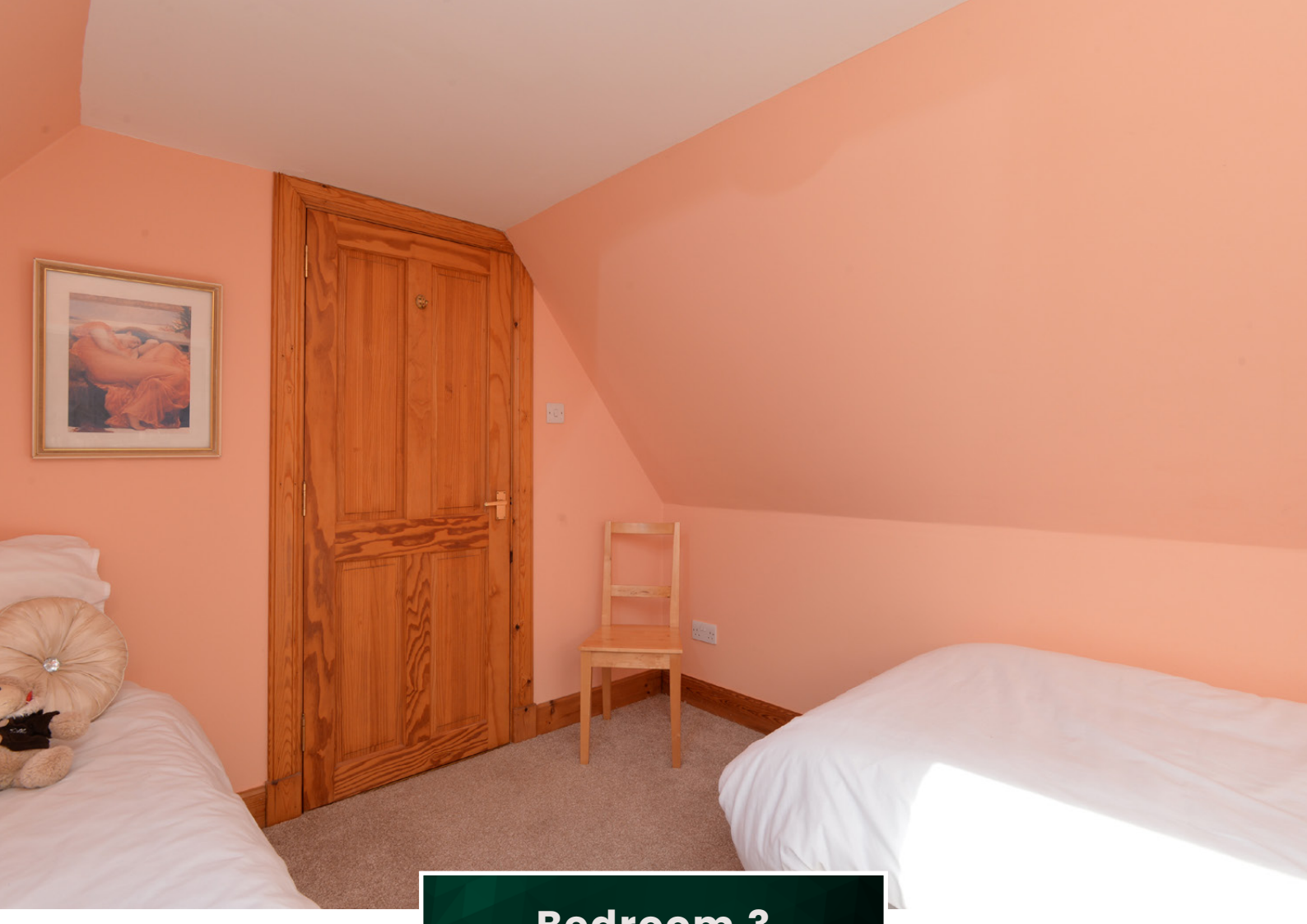
Journeying upstairs, you will discover a further two bedrooms, both of which are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the accommodation internally.





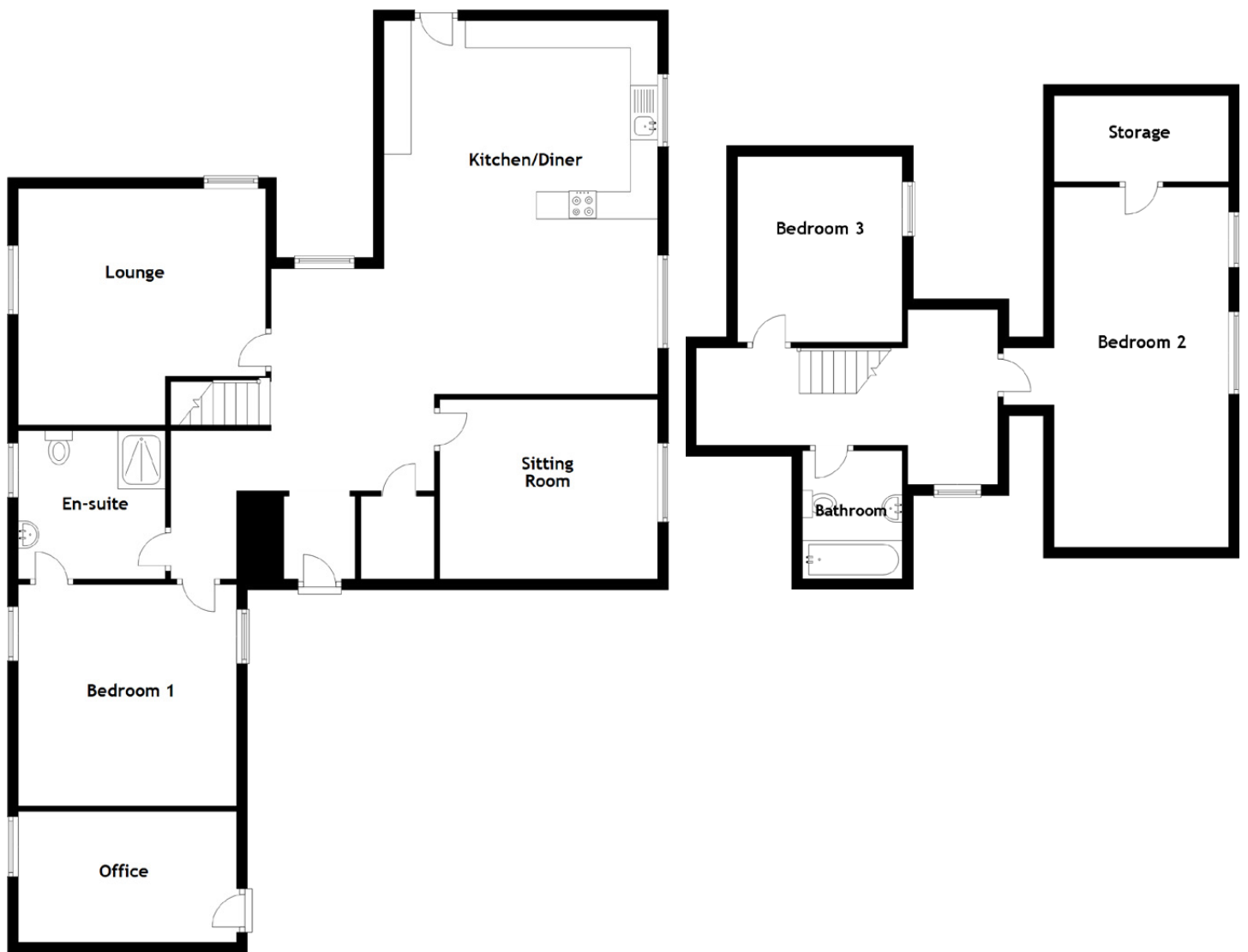
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	6.88m (22'7") x 5.03m (16'6")	Bedroom 3	3.42m (11'3") x 3.03m (9'11")
Lounge	4.55m (14'11") x 4.36m (14'4")	Bathroom	2.35m (7'9") x 1.84m (6')
Sitting Room	4.01m (13'2") x 3.30m (10'10")		
Bedroom 1	4.08m (13'5") x 4.01m (13'2")	Gross internal floor area (m ²): 152m ²	
Office	4.01m (13'2") x 2.41m (7'11")	EPC Rating: D	
Bedroom 2	6.62m (21'9") x 3.21m (10'6")		



Externally, there is a private, fully enclosed garden, which is a sheer delight, especially in the summer months.

The garden grounds have been designed for ease of maintenance. Also located externally, is a washroom with WC and utility room to the side. The high specifications of this home also include double glazing and gas central heating.



Located to the rear of the garden, are two large workshops both benefiting from a three-phase power supply. These properties are available with the home although are not considered part of the Home Report.

These would ideally suit a home-based business or could alternatively offer fabulous scope for development.



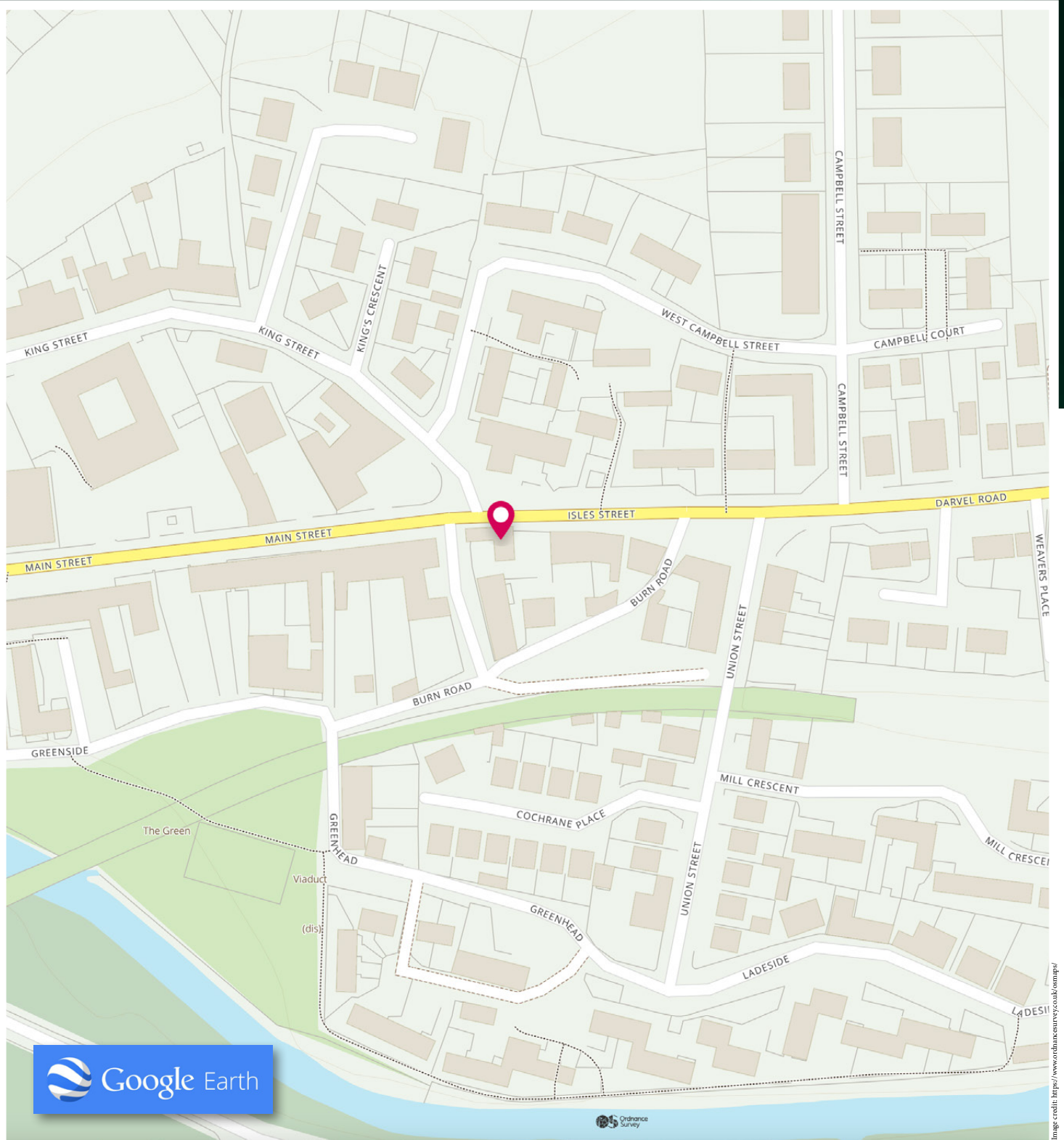




2 Isles Street occupies a prominent position in the East Ayrshire village of Newmilns. The village offers plentiful country walks, and the river Irvine runs through the town. There are a good selection of local amenities including primary schooling, with the local secondary school being only 2 miles away in the neighbouring town of Galston. Newmilns offers amenity shops, hairdressing salons, beauticians, chemist, butchers, doctors surgery and a range of takeaway outlets, cafe's, florist, post office services and a charity shop. Leisure facilities are also catered for with the newly refurbished dry ski slope located on the High Street. The Loudoun Golf course is within 1 mile. The town is serviced regularly by a bus service into Kilmarnock.

The property is well positioned for easy access to Glasgow via the M77 (about 25 miles) and to Ayr (16 miles). Transport links within the area are excellent with a regular train service to Glasgow from Kilmarnock (7 miles) while Prestwick Airport is about 13 miles away. There are many opportunities for field sports in the area and some of southwest Scotland's finest salmon and trout fishing is available in the area's lochs and rivers. Ayrshire is renowned for its numerous golf courses including the world famous Turnberry, Prestwick and Royal Troon. The Loudon Golf Club is located just outside the neighbouring village of Galston and the world class golf course designed by Colin Montgomerie at Rowallan Castle, is 10 miles away in Kilmaurs.





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