



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**69 Main Street**

NEWMILNS, EAST AYRSHIRE, KA16 9DA



McEwan Fraser Legal is delighted to present to the market a unique development opportunity situated in a central position on the Main Street in Newmilns a small village located within South Ayrshire.

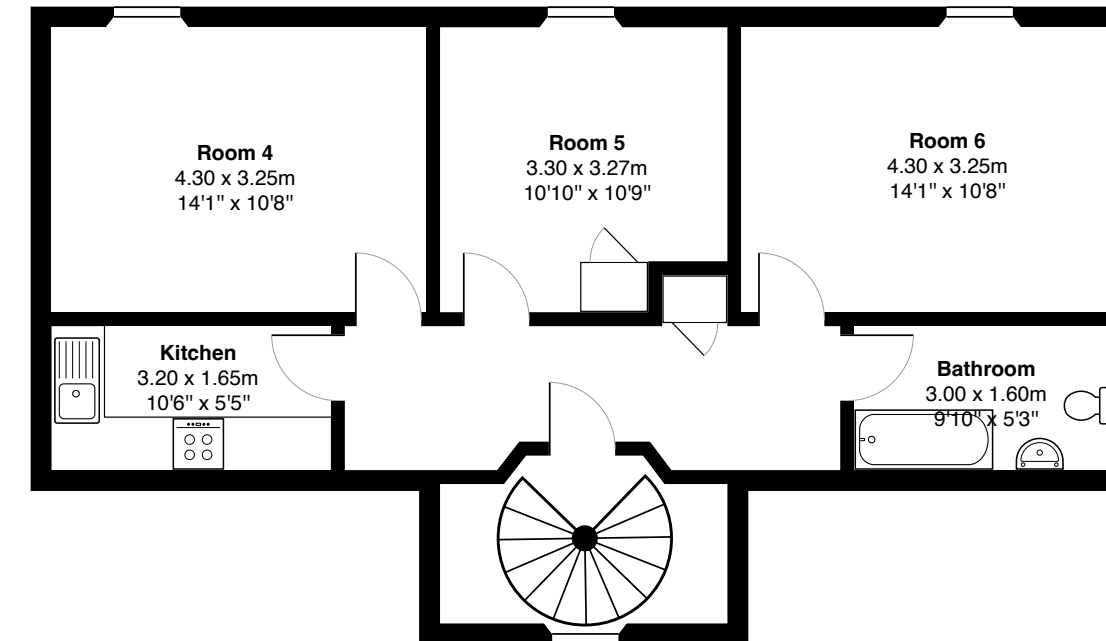
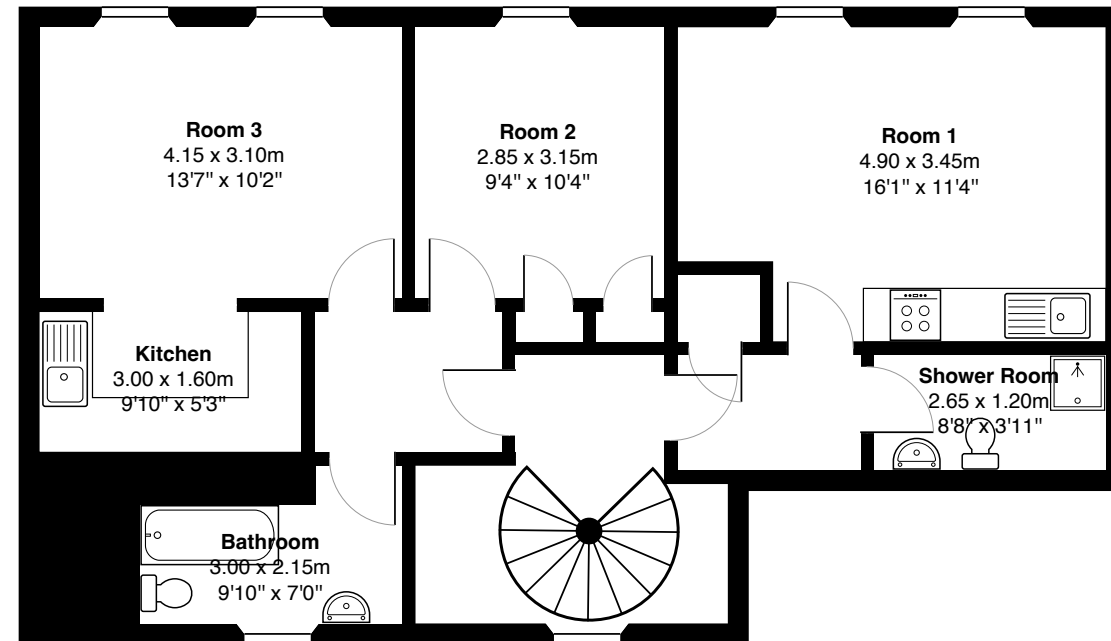
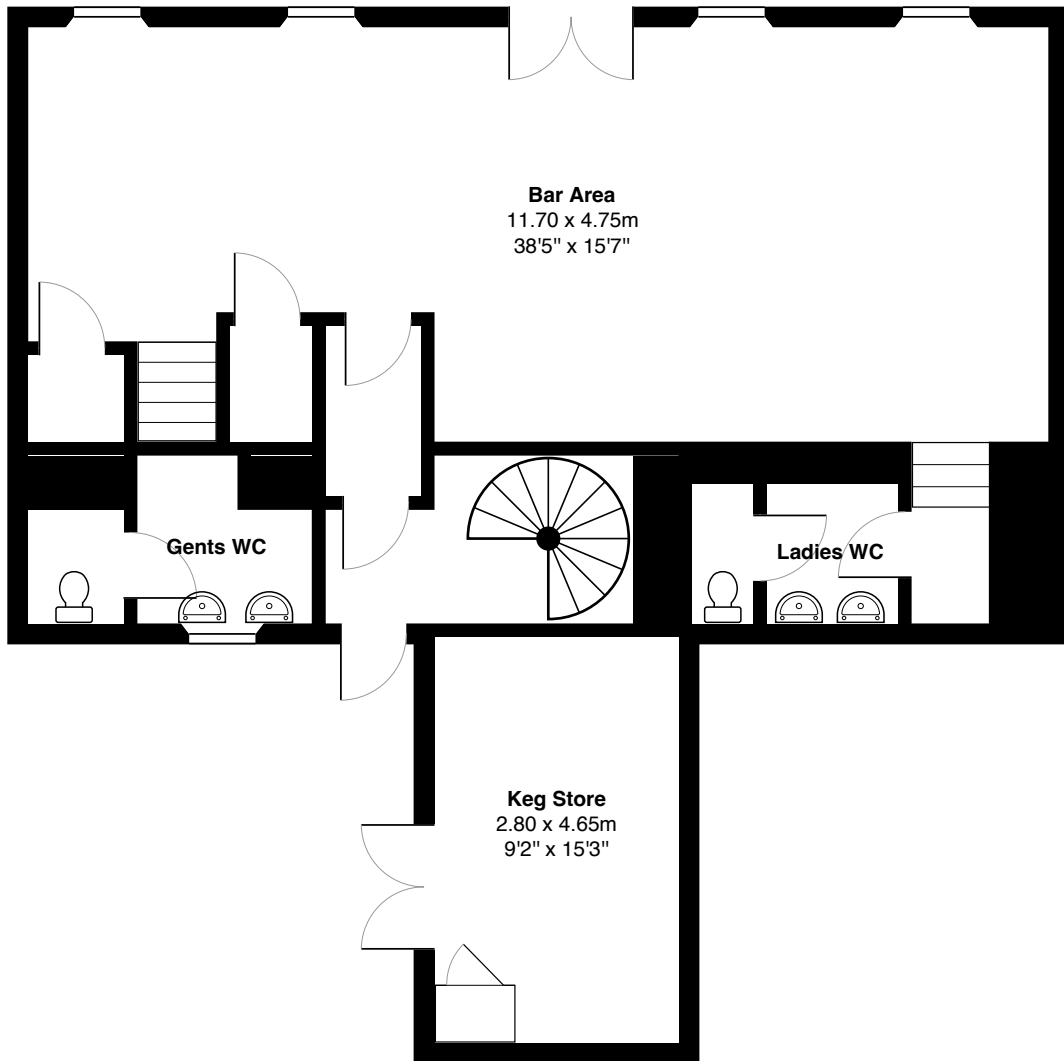
The accommodation expands over three levels, with additional outside storage areas. The ground floor comprises the former bar and lounge area.



Access to the first and second floor is at the rear of the property and is accessed via a traditional, stone, spiral, staircase, on the first floor you will find a spacious one bedroom flat with an open plan lounge/ kitchen and bathroom and a studio apartment. Situated on the second floor is a further two bedrooms and shower room. The property occupies a large plot and has parking to the rear for numerous vehicles and a stone built workshop currently used for storage.







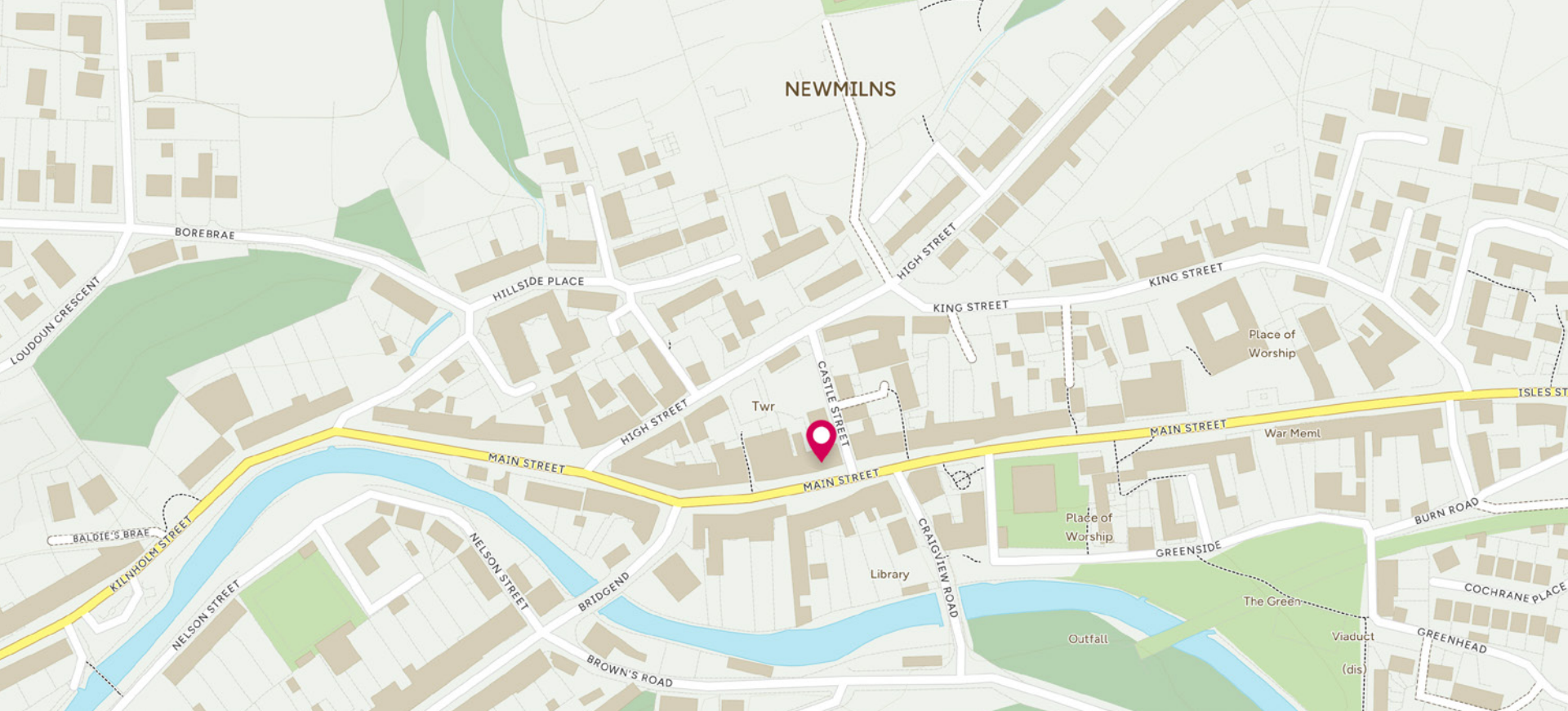
Overall the property would make an excellent development opportunity and could provide the village with an exciting new facility or indeed with the correct consents would make a fantastic residential development.

Service - Mains gas, electricity, drainage and water

Tenure - Freehold



Newmilns is a small semi-rural village located approximately seven miles east of Kilmarnock. The property is located on Newmilns Main Street in the Town Centre which offers a selection of shops catering for all requirements. There is a regular bus service connecting Newmilns to both Galston and Kilmarnock. Excellent road links are within Newmilns, offering easy access to both the M77 and the M74 Motorway via Stonehouse and Strathaven.




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