



**28a Ladeside, Newmilns**

**Offers Over £42,000**





## Floor Plan

Floor area 66.2 sq.m. (712 sq.ft.)

**TOTAL: 66.2 sq.m. (712 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

This spacious two-bedroom GROUND-FLOOR apartment is perfect for first-time buyers, downsizers, or investors. Featuring a bright lounge, substantial immaculate kitchen and STYLISH WET ROOM. With scenic river walks nearby and excellent transport links, early viewing is a must!

The Property Boom are delighted to present to the market this spacious and well-presented two-bedroom ground floor apartment, ideally located in a popular residential area of Newmilns. Offering an excellent opportunity for first-time buyers, downsizers, or investors, this charming home is set within a peaceful community while remaining conveniently close to local amenities and transport links.

Security entry and a well maintained communal close leads you to this delightful apartment. Upon entering the welcoming hallway, you are welcomed into a generously proportioned lounge with neutral tones and a classy feature wall. A large double-glazed window allows natural light to engulf the room creating the perfect environment for relaxing or entertaining guests.

The stylish and modern kitchen is designed with both functionality and aesthetics in mind, providing ample storage and worktop space. The kitchen comprises of a stainless steel sink with drainer and integrated oven, gas hob and cooker hood. There is also ample space for a fridge freezer, washing machine and dishwasher.

Two beautifully presented good-sized double bedrooms ensure comfortable living and have fresh neutral decor, while the contemporary wet room adds to the overall appeal of this fantastic apartment.

A standout feature of this apartment is its proximity to beautiful natural surroundings. Situated close to a tranquil river and expansive fields, this home offers a peaceful retreat from the hustle and bustle of everyday life. Residents can enjoy scenic walks along the riverbank, take in the fresh Ayrshire air, or simply unwind in the nearby green spaces. The communal gardens and drying area are low maintenance, providing additional outdoor space without the burden of upkeep.

Newmilns is a charming and historic town nestled in the Irvine Valley of East Ayrshire. It boasts a welcoming community atmosphere, with a range of local shops, cafés, and essential services all within easy reach. The town's rich heritage, combined with its picturesque setting, makes it a desirable location for those seeking a balance between rural tranquillity and modern convenience. Excellent transport links ensure easy access to Kilmarnock, Ayr, and Glasgow, making it an ideal base for commuters.

This delightful apartment, with its spacious layout, stylish interiors, and enviable location, is sure to impress all who view. Early viewing is highly recommended to fully appreciate the lifestyle opportunity on offer. Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

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