



THOMAS MURRAY
PROPERTY



16 Kirkbride Crescent

Crosshill

KA19 7RQ







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Crosshill

This is a very well presented, 2 bedroom upper flat forming part of larger block of 4 and situated on a corner site within the pretty village of Crosshill. The property further extends to provide a lovely well kept garden, summer house and off road parking space.

The flat will date from circa 1930s and is brick built under a pitched tiled roof. Windows are double glazed in uPVC casements and central heating is by way of gas (LPG).

The accommodation is nicely decorated throughout and the property has been well looked after by the present owner of 7 years.

The living space is configured to provide: Entrance Hall with double glazed uPVC front door on ground floor and with stairs to the first floor. A timber/glass inner door opens into the Hall from where there is access to all rooms, a built in cupboard and ceiling hatch to loft. The Kitchen, with window to front, is fitted with modern cabinets at base and wall mounted level and feature an integrated ceramic hob and oven. The ceiling over is fitted with down lights, around the work surface space there is tiled splash back and the floor is tiled. The Living Room, again with window to front, is comfortable space with arched alcove. Bedroom 1, is a good size double bedroom with window to rear. Bedroom 2 is another double bedroom with window to rear and deep built in cupboard. The Shower Room, with side facing window, comprises shower stall with mixer shower unit, wash hand basin and WC. The ceiling over is in waterproof panelling with down lights, the floor and walls are tiled and there is a heated towel rail.

The established garden comprises lawn and planted borders. There is substantial summer house fitted with light and power, the perfect place to enjoy the garden. There are 2 garden sheds.

This property is move in condition and viewing is strongly recommended.

Crosshill is approx 3 miles south east of Maybole and is situated amidst delightful rural surroundings. Originally founded as weaving village, Crosshill has a primary school and small shop/post office. The village is ideally placed to easily access the county of Ayr which is about 11.5 miles. The town of Maybole provides secondary schooling, doctors surgery, swimming pool and train station with connections north to Ayr and Glasgow and south to Girvan.

Living Room	15' x 11'8" at widest points
Kitchen	7'5" x 5'6" and 5'2" x 6'6"
Bedroom 1	12'10" x 11'7"
Bedroom 2	12'10 x 8'3" and 2'10" x 1'2"
Shower Room	5'5" x 5'10"

Dimensions are approximate and the Floor Plan is schematic and not to scale









Directions

Travelling from Ayr, proceed south on A77. Continue ahead through Minishant and a short distance after delimit signs turn left, B7045. Continue ahead for approx 3 miles to Y fork in road and here take right and continue ahead to T junction. Here turn left to B7023 and continue to Crosshill. Entering the village continue ahead on the main street and turn first left and proceed ahead to Kirkbride Crescent where the property for sale is situated on the corner on the right hand side. Enter the property by way of blue timber gate.

General

Home Report is available on request.

The LPG storage tank is situated underground in the garden.

Council Tax: Band A

EER: C (74)



To view contact



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Pre-sale Valuation and Appraisal: If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/ credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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