



THOMAS MURRAY
PROPERTY



16 Kirkbride Crescent

Crosshill

KA19 7RQ



Garden



Garden



Living Room



Kitchen



Kitchen



Living Room



Living Room

16 Kirkbride Crescent, Crosshill

This is a well presented, 2 bedroom upper flat forming part of a 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 street parking.

Windows are double glazed in uPVC casements and central heating is by way of LPG.

The interior has been recently decorated to a good standard, in white throughout, providing a neutral, bright and airy space and is in walk in condition.

Accommodation comprises: Entrance at ground floor level with uPVC door, stair to landing/hall on first floor with window to side. The Hall provides access to all rooms and has a store cupboard which houses the electricity meter. Ceiling hatch to the loft. The Loft, accessed by drop down ladder, is well insulated and provides plenty of storage space. The Living Room, with window front, is a generous size and incorporates space to dine. There is a glassed shelved alcove with lighting. The Kitchen, with window to front, is of L shape configuration and provides a range of base and wall mounted cabinets, gas-on-glass hob, integrated electric fan oven & grill and extractor unit. There is space for a washing machine and fridge/freezer. Polished stone tile floor and modern LED downlights.

Bedroom 1 is a large double with window to rear. Bedroom 2, also a double, with window to rear. Here there is a good size store cupboard with shelves and hanging space. The Shower Room comprises WC and wash hand basin with incorporated storage unit, shower enclosure with Mira thermostatic shower. Tiled floor, modern LED downlights.

The Garden comprises lawn with planted borders and a substantial Summer House which is fitted with light and power. The summer house is an ideal space from which to enjoy the garden. There are also 2 garden sheds with light and power. The boundary walls have recently undergone restoration.

Crosshill is approximately 3 miles south east of Maybole, in delightfully rural surroundings. Crosshill provides primary school and a small shop/post office. The village is ideally placed to access Ayr, to the north, and Girvan, to the south. The town of Maybole provides further primary and secondary schooling, doctors surgery a range of shops and amenities and railway station with connects to Girvan, Ayr & Glasgow. For those looking for rural hospitality the surrounding villages of Kirkmichael and Straiton provide excellent facilities and are well worth a visit.



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"



Hall



Hall



Bedroom 1



Shower Room



Shower Room



Bedroom 2



Bedroom 2



Kitchen



Bedroom 1



Living Room



Summer House



Summer House

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 boiler is located in the loft space. The LPG tank is housed underground, in the garden

A number of photographs used within this schedule have been supplied by the seller.

Council Tax: Band A

EER: D (64)

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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