



THOMAS MURRAY
PROPERTY



17 Dalhowan Street
Crosshill
KA19 7RN



Garden



Living Room



Kitchen



Living Room



Kitchen

17 Dalhowan Street, Crosshill

Middle terrace, single storey cottage with large garden

Crosshill was planned in the early 19th century as a weaver's village. The cottage is Category B Listed and is located within a Conservation Area

The cottage comprises

Entrance Vestibule with double glazed/uPVC front door

Hall

Living Room

Bedroom

Kitchen

Shower Room

Oil fired central heating. Double glazed windows

There is a long, narrow garden

The cottage and garden are in need of general improvement but that said the property has great potential

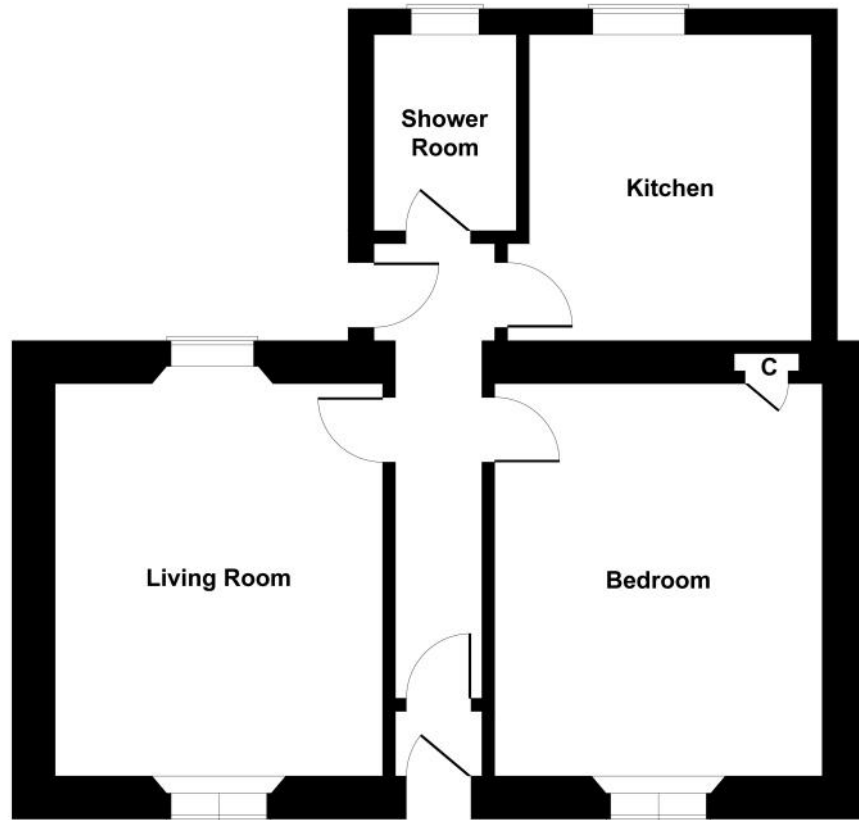
Viewing is recommended



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 has primary and secondary schooling, doctors surgery a range of shops and amenities and railway station with connections to Girvan, Ayr & Glasgow.

Ayr 10.8 miles | Maybole 2.8 miles | Girvan 11.7 miles | Glasgow 45.5 miles

17 Dalhowan Street, Crosshill



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Hall



Hall

Living Room	15'2" x 12'8"
Kitchen	11'1" x 11'10"
Bedroom	15'2" x 12'8"
Shower Room	7'7" x 5'4"



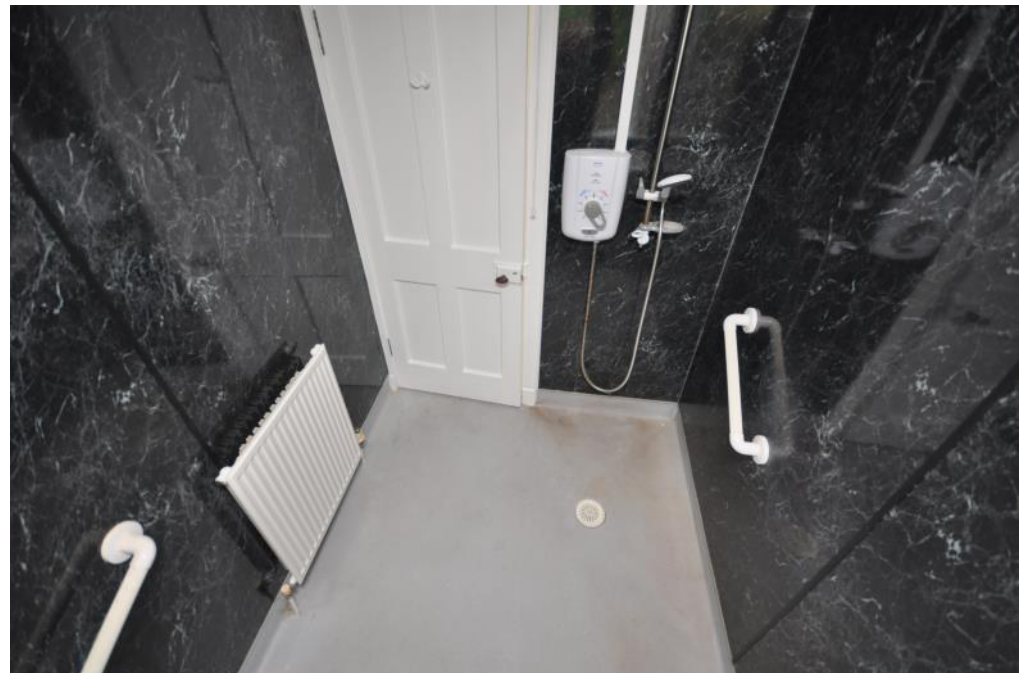
Bedroom



Bedroom



Shower Room



Shower Room



Steps from back of house up to garden



Back Garden



Back Garden



Back Garden



Front



Rear Elevation

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 ahead to Dalhowan Street where the house is a short distance along on the left hand side.

General

Home Report available on request

Council Tax

Band B

Energy Efficiency Rating

D (55)

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

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 |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) 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. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding 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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