



THOMAS MURRAY
PROPERTY



20 Carrick Drive
Crosshill
KA19 7RH



Rear Elevation



Living Room



Kitchen



Living Room



Kitchen

20 Carrick Drive, Crosshill

Very smartly presented 3 bedroom end of terrace house with off street parking for three cars

The house is close to the Primary School

In great decorative order the house is double glazed and has oil fired central heating

Hall with double glazed/uPVC front door

Living Room

Kitchen

Bathroom with mixer shower over bath

Upstairs

Bedroom 1 with fitted wardrobe

Bedroom 2

Bedroom 3

The drive at the front is in tarmac

The back garden is paved and gravelled and bounded by timber fence.

There are 2 sheds

A lovely home in move in condition. Viewing is essential



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

20 Carrick Drive, Crosshill

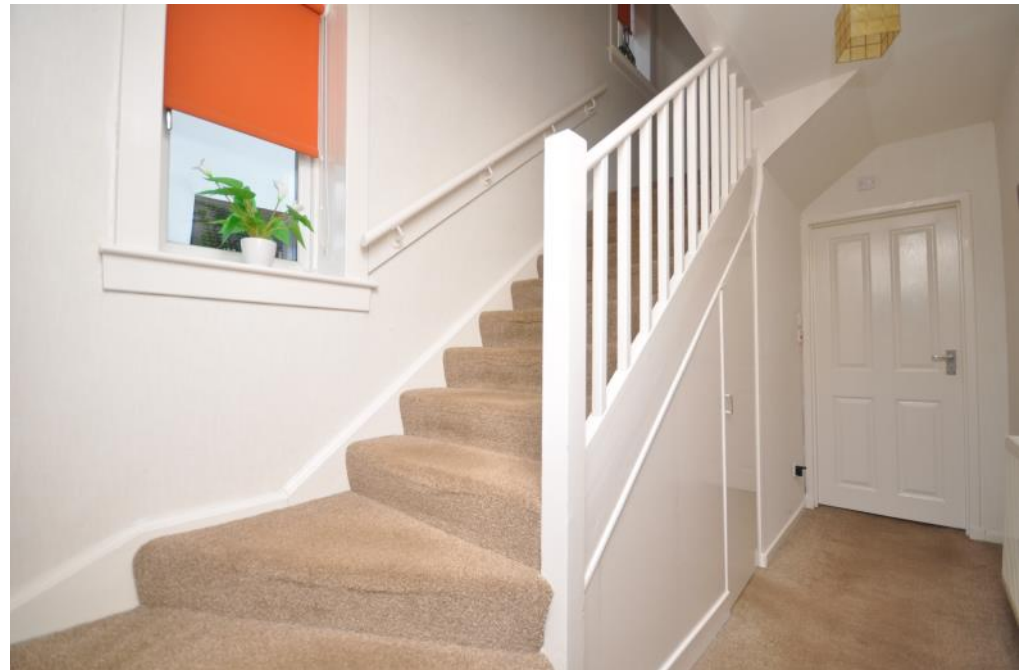


Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Hall

Living Room	13'8" x 13' narrowing to 11'9"
Kitchen	7'11" x 12'11"
Bathroom	9'2" x 11'6"
Bedroom 1	8'9" x 14'3"
Bedroom 2	13' x 9'6"
Bedroom 3	10' x 9'7"



Hall



Living Room



Bathroom



Living Room



Kitchen



Kitchen



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



Bedroom 2



Bedroom 3



Stairwell



Rear Elevation



Garden

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 3rd left Kirkmichael Road. Its then 2nd left to Carrick Drive. Follow the road in where the house is situated a short distance along on the right hand side.

General

Home Report available on request

The cooker, fridge, and freezer are remaining in the sale.

There could be potential to further develop the house by adapting the roof space. Any such development would be subject to obtaining Local Authority consent etc

Council Tax

Band B

Energy Efficiency Rating

D 56

To view contact



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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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