



THOMAS MURRAY  
PROPERTY



5 Kirkbride Crescent  
Crosshill  
KA19 7RQ





Rear View





Living Room



Kitchen



## 5 Kirkbride Crescent, Crosshill

Well presented 2 bedroom, ground floor flat situated in a good location backing onto a grassed amenity space

The flat forms part of a block of 4 and is 7 minutes walk from the primary school

The flat comprises

Entrance Vestibule with built in cupboard

Hall with built in cupboard

Living Room

Kitchen with integrated hob, oven, fridge and freezer

Bedroom 1

Bedroom 2

Bathroom with mixer shower over bath

Double glazed. Oil central heating

Nice decorative order

At the rear of the house is a paved and gravelled garden

A lovely flat well worth viewing



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

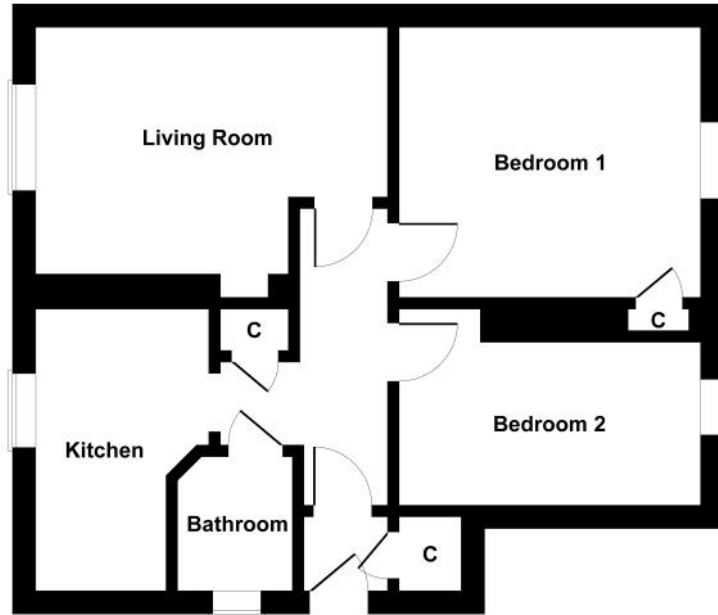


Living Room



Kitchen

## 5 Kirkbride Crescent, Crosshill



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Living Room	15'1" x 11'7" narrowing to 7'10"
Kitchen	7'5" narrowing to 5'11" x 12'1"
Bathroom	4'7" x 5'9"
Bedroom 1	12'11" x 11'8"
Bedroom 2	13'2" x 8'5" and 3'1" x 1'2"



Hall



Hall



Living Room





Kitchen





Bathroom



Bedroom 1





Bedroom 2



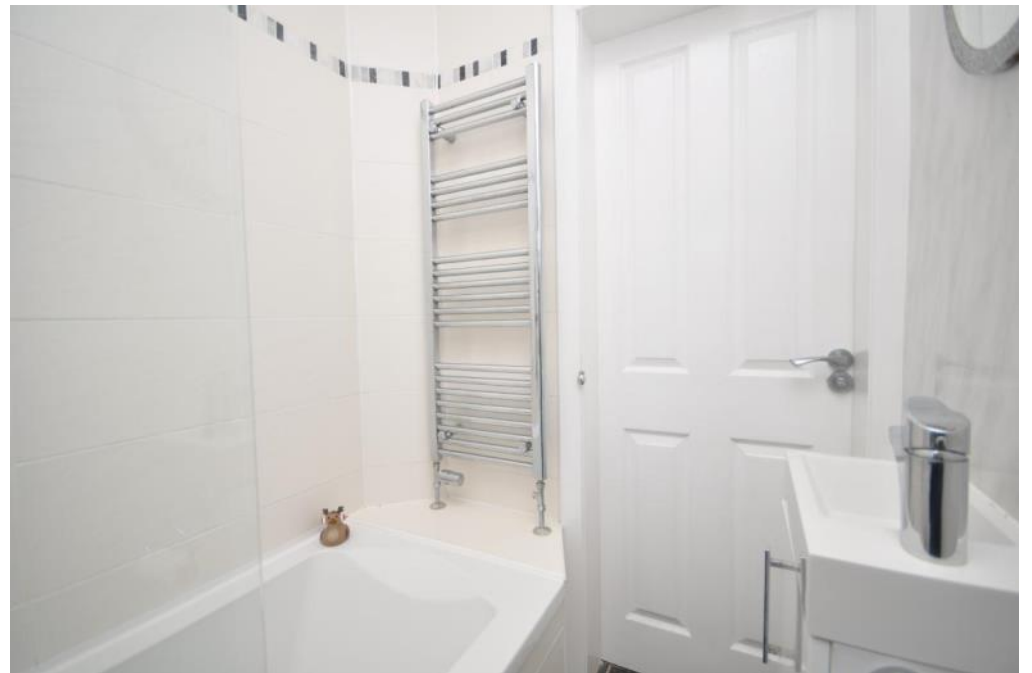
Bedroom 1



Bedroom 1



Bedroom 2



Bathroom





Back Garden



Back 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 2nd left Newton Street. Proceed ahead and turn right to Kirkbride Crecent where the property is a short distance along on the left hand side.

### General

Home report available upon request.

The gravelled space at the front of the flat provides off street parking. We understand that there is no formal consent for the parking space. The sellers have had and used the parking for 9 years with no issues.

### Council Tax

Band A

### Energy Efficiency Rating

D (58)

### 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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