



Flat 1

46 Cassillis Road

Maybole



Back



Living Room



Kitchen



Living Room



Kitchen

## Spacious 2-Bedroom Upper Flat – Central Location in Maybole

### Flat 1, 46 Cassillis Road, Maybole, South Ayrshire

A spacious and well-presented two-bedroom upper flat located in a convenient central position within the popular South Ayrshire town of Maybole. The property offers easy access to local shops, amenities, and the town's railway station.

The flat is presented in good decorative order and benefits from new carpets fitted in March 2026 throughout, providing a fresh and comfortable living space.

#### Accommodation comprises |

- Entrance Hall
- Living Room
- Galley Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom

Double glazed. Gas central heating

Great Value. Good rental potential

#### The Area |

Situated in the popular South Ayrshire town of Maybole, the property is well placed for a range of local amenities including a Co-op supermarket and the modern Maybole Community Campus, which opened in Summer 2023.

The town also benefits from a railway station with direct links to Ayr and Glasgow, making it ideal for commuters.

Ayr | 9 miles Glasgow | 44 miles Girvan | 12.4 miles





Hall



Hall



Bathroom



Bathroom



Bedroom 1



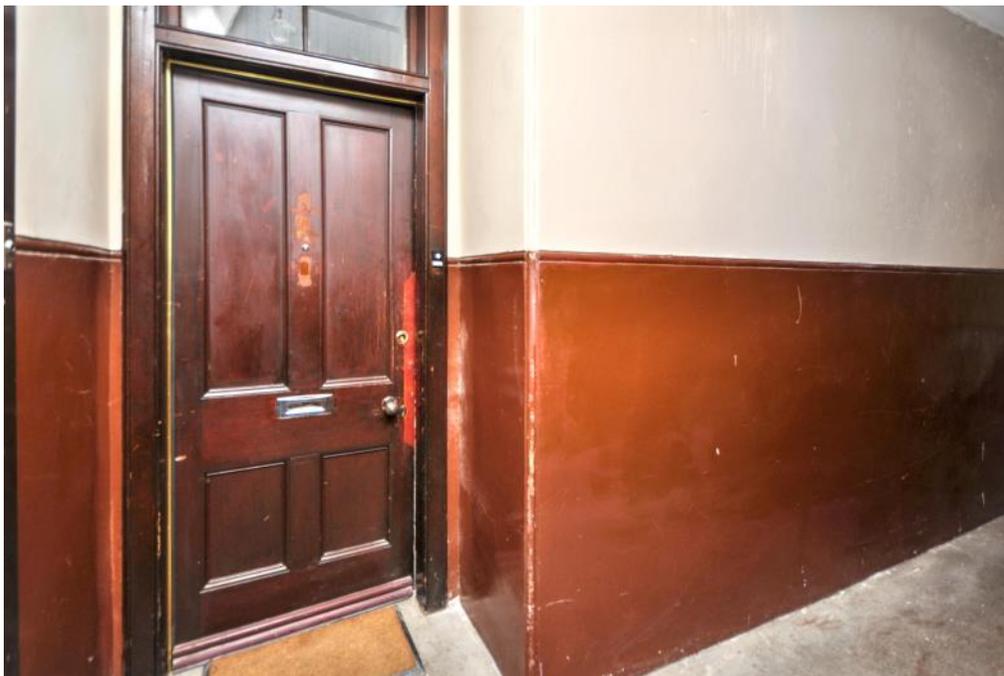
Bedroom 1



Bedroom 2



Bedroom 2



Front Door



Landing

### Directions

Driving from Ayr on A77. Proceed through Minishant and at the next roundabout take first exit sign post Maybole, B77. Carry on ahead and into Maybole on Cassillis Road. The flat is on the right hand side of the street.

### General Comments

Home report available upon request.

### Council Tax Band

B

### Energy Efficiency Rating

C (73)

### 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 |

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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