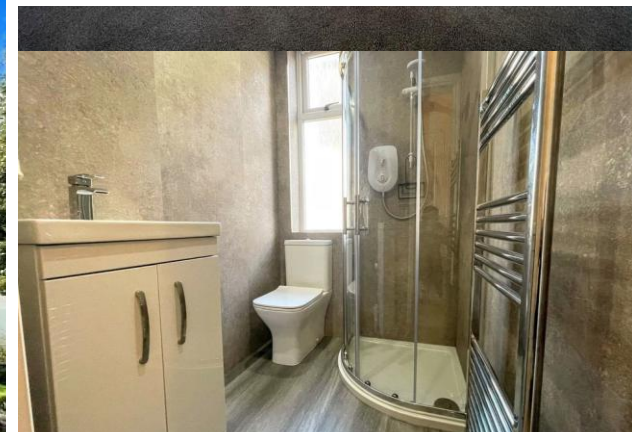


FOR SALE



6 Kirkbride Crescent, Crosshill, KA19 7RQ
Offers Over £55,000


MARTIN&CO



6 Kirkbride Crescent, Crosshill, KA19 7RQ

2 Bedrooms, 1 Bathroom

Offers Over £55,000

- 2 Double Bedrooms
- Spacious Lounge
- Double Glazing
- Front & Rear Garden
- Council Tax - A

PROPERTY DESCRIPTION

Martin & Co are delighted to present this well-proportioned two bedroom ground floor flat, ideally formed on one level and located within the attractive rural village of Crosshill, just a few miles from Maybole. With generous accommodation, private gardens and good transport links nearby, this property will appeal to first-time buyers, downsizers and investors alike.

The layout comprises entrance vestibule, hallway, spacious lounge, fitted kitchen, two double bedrooms and a recently upgraded shower room. The property further benefits from oil central heating, double glazing and floor coverings throughout.

The flat enjoys both front and rear gardens, offering rare outdoor space for this style of property. On-street parking is available to the front.

Crosshill is a peaceful village within South Ayrshire, offering primary schooling, local amenities and a welcoming community feel. Maybole, Ayr and the A77 are all easily accessible, with rail links nearby for commuters.

This property presents an attractive buy-to-let



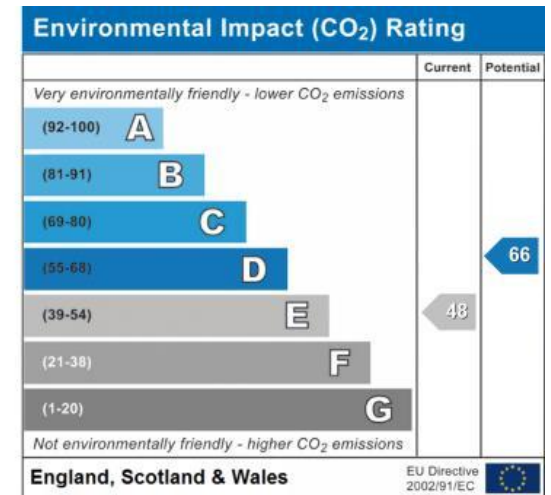
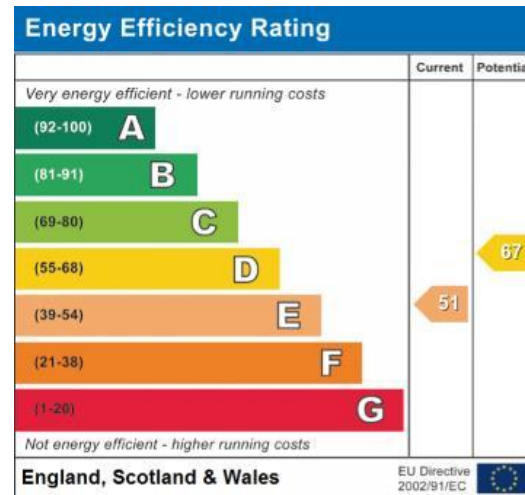
opportunity, with two double bedrooms, outdoor space and low maintenance features making it highly lettable. With a competitive purchase price and local rental demand, it represents the potential for a healthy yield with scope for capital growth.

****By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £35 + VAT £42.00 inclusive of Vat per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.****

Disclaimer

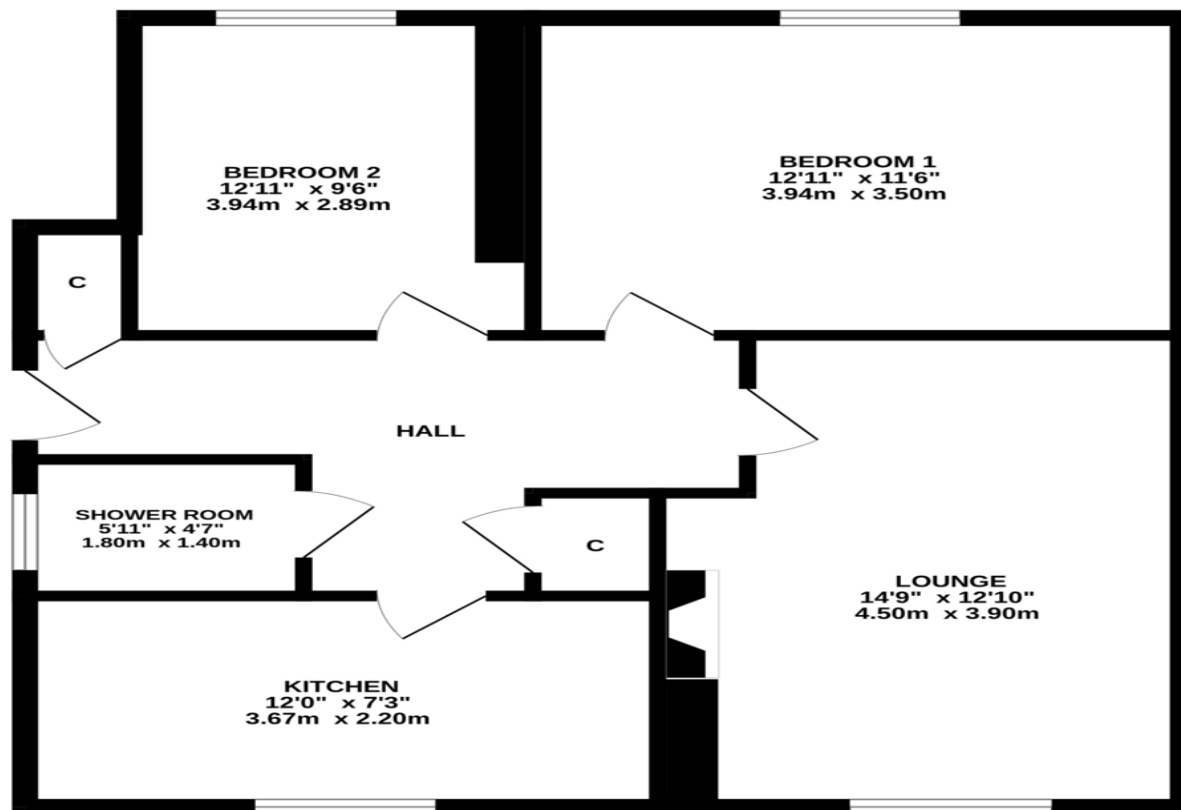
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Martin & Co would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Martin & Co estate agents







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Letting Agent Registration No. LARN1807019

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

