



9 Kirkbride Crescent, Crosshill

9 Kirkbride Crescent, Crosshill, is a charming two-bedroom ground floor apartment offering well-proportioned, all-on-the-level accommodation. The property is presented in good condition throughout, with neutral décor that creates a bright and welcoming living space. The layout is both practical and versatile, making it well suited to a range of buyers, including first-time purchasers, downsizers, and buy-to-let investors. Overall, this property represents an excellent opportunity to acquire a comfortable and easily maintained home. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



Entering the property, you are welcomed by a vestibule leading into a spacious hallway that provides access to all apartments. To the front of the property, you will find the living room, featuring a large window overlooking the front garden and offering a range of furniture configuration options. The kitchen is well appointed, with both wall and base-mounted cabinetry, electric fan oven and grill, stainless steel sink, as well as space for freestanding appliances. The sleeping accommodation comprises two generously sized bedrooms, both located to the rear of the property and enjoying views across the rear garden. Completing the interior is a three-piece shower room, comprising a WC, wash hand basin, and a quadrant shower enclosure.

The property further benefits from electric heating and double glazing throughout.

Externally, the front garden is laid with decorative stone chips. The rear garden features gravel pathways, raised beds, and a timber shed.

Crosshill, offers a peaceful village lifestyle surrounded by beautiful rural scenery in South Ayrshire. Residents enjoy a close-knit community, scenic countryside views, and proximity to historic attractions such as Culzean Castle. The nearby town of Maybole provides a range of everyday amenities, including a train station offering convenient transport links and a well regarded secondary school. The property is also just a short drive from Ayr, where a wider selection of shopping, dining, and leisure facilities can be found, making it an ideal location for those seeking a quieter lifestyle while remaining well connected.



Below: Living Room



Viewing strictly by appointment only, please
contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com

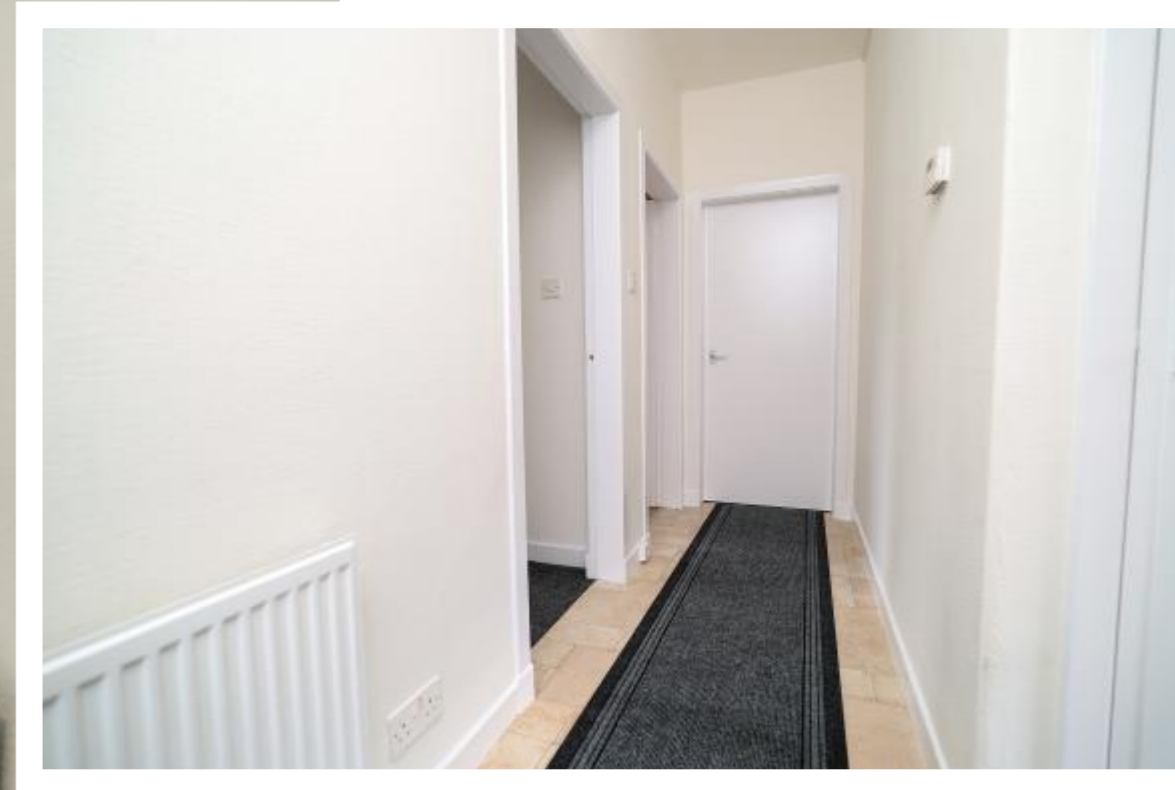
Below: Kitchen



Below: Shower room



Below: Hallway



Below: Bedroom One

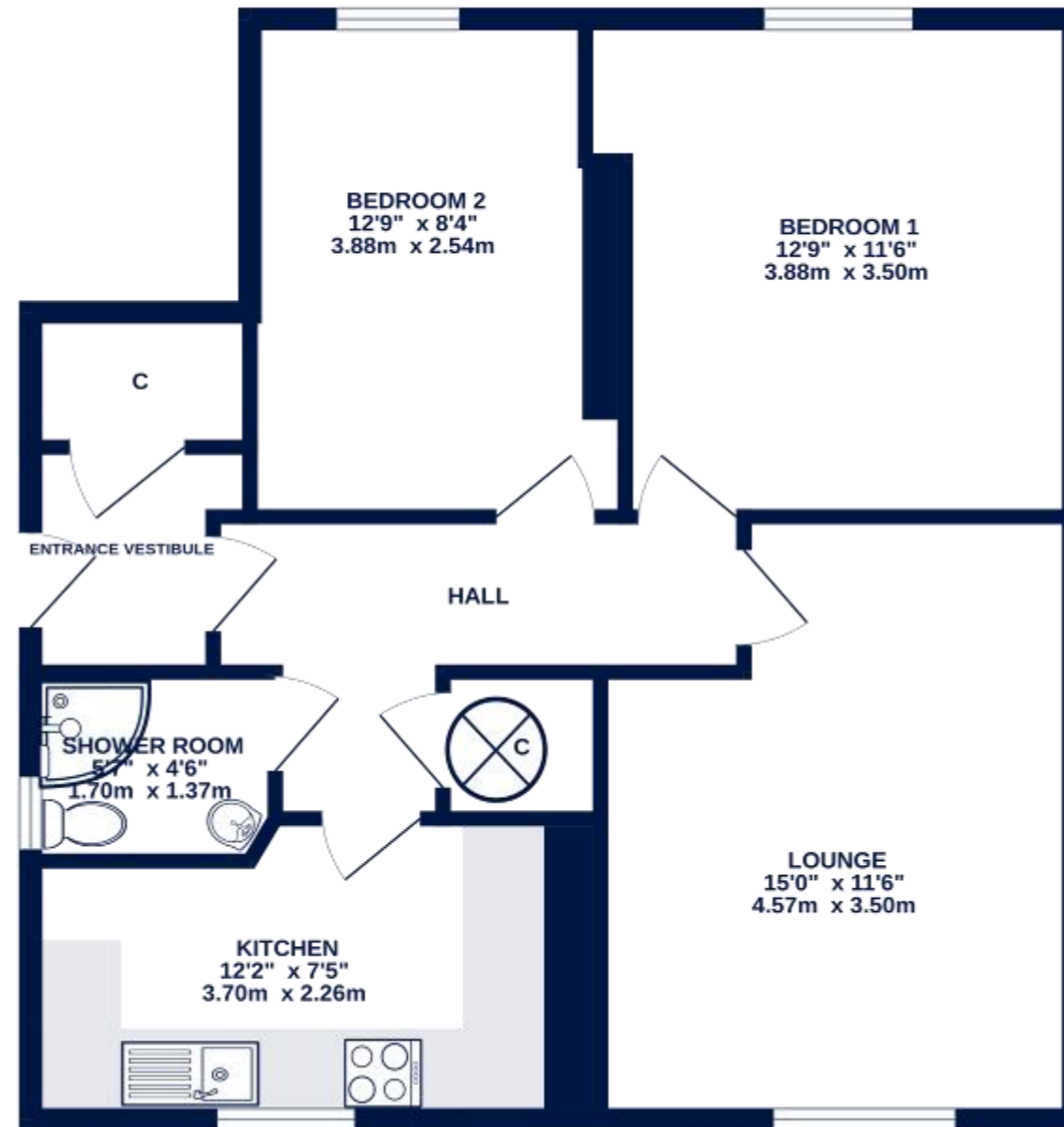


Below: Bedroom Two



Right: Rear Garden





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and 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.

Right: Front Garden



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is wet electric central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: E52

Council Tax:

The property is band A and the amount of council tax payable for 2026/2027 is £1,564.85
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd, 31 Dalrymple Street, Girvan, KA26 9EU
Tel: 01465 715065 or Email girvan@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

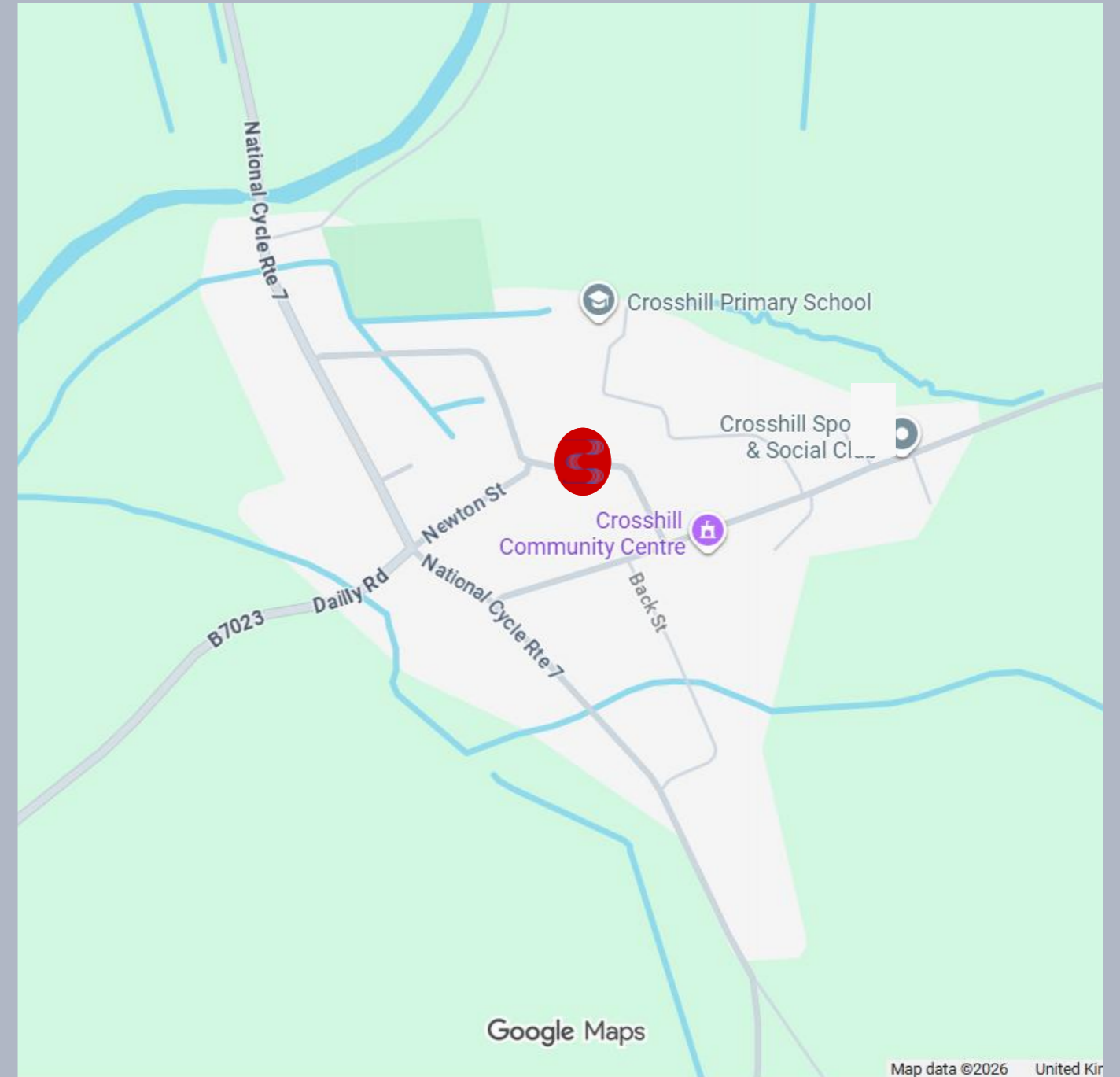
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

What's my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in April 2026