



1 THE COURTYARD

CROSBIE MAINS, WEST KILBRIDE, NORTH AYRSHIRE

Galbraith



1 THE COURTYARD, CROSBIE MAINS, WEST KILBRIDE, NORTH Ayrshire

A most attractive attached cottage in a quiet country situation with walled garden.

West Kilbride 1.5 miles ■ Glasgow 34 miles ■ Largs 7.6 miles

About 1.19 acres

Offers Over £320,000

- Living / Dining Room. Kitchen. 3 bedrooms, 2 with ensuite. Family bathroom.
- Impressive walled garden of about 1.10 acres.
- South facing garden with parking.
- Beautiful rural views.



Galbraith

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 **OnTheMarket**

SITUATION

No 1 The Courtyard, Crosbie Mains is in an unspoilt rural situation in a most accessible location about 1.5 miles from West Kilbride and 35 miles distant from Glasgow. Delightfully situated, it is on a quiet country lane with open farmland with lovely open views.

Located a short distance from the charming Craft Town of West Kilbride (1.5 miles) which offers a good range of local amenities including a primary school, Post Office and a number of local independent shops and cafes. The award winning Scottish fish and seafood restaurant Fins is 3.5 miles. There are beautiful sandy beaches at West Kilbride and Portencross.

The well renowned seaside resort of Largs is about 8 miles distant, and retains its local character and charm whilst having a great cross-section of amenities. There is a swimming pool and popular fitness centre. Nearby is the world famous Nardini's ice-cream parlour. Other local attractions include Largs Yacht Haven, and a regular ferry connection from Largs Pier to Great Cumbrae. Seamill Hydro Spa Hotel and The Waterside offer excellent facilities including dining, spa and fitness facilities.

There is a regular train service from West Kilbride. Glasgow and Prestwick Airports have a full range of scheduled services and are 24 and 22 miles away respectively. Private schooling is available at St Columbas at Kilmacolm and Wellington in Ayr.

The Ayrshire coastline is renowned for its range of outdoor activities including golf courses which include Royal Troon, Prestwick, Turnberry and Largs as well as the highly regarded West Kilbride golf course. There is a popular racecourse in Ayr, and for yachting enthusiasts, some of the best sailing in the West Coast of Scotland, with facilities at Troon and Kip Marina, Inverkip.



Living/Dining Room



Living/Dining Room

DESCRIPTION

Discover the charm of this delightful three-bedroom attached cottage, the conversion was built from the former stables and piggery once part of the neighbouring farm with solid stone walls and a brick extension with a render finish and tiled roof. It is perfectly situated in a serene rural setting within the desirable locale of West Kilbride. This property presents a unique opportunity to embrace countryside living while remaining within easy reach of local amenities. The cottage boasts three well-proportioned bedrooms, two of which benefit from the added luxury of ensuite facilities. The heart of the home lies in the generously sized living/dining area on the first floor, offering ample space for relaxation and entertaining. Be prepared to be captivated by the beautiful views towards the Isle of Arran. The kitchen is complete with fitted floor and wall units, quartz worktop, integrated electric oven and gas hob, fridge and freezer. Completing the internal accommodation is a well-appointed family bathroom.

ACCOMMODATION

Ground floor: Entrance hall, bedroom and bathroom with w.c.
Upper ground: Landing with two bedrooms (both with en suite shower rooms).
First floor: Open plan living/dining room and breakfasting kitchen.

GARDEN (AND GROUNDS)

Nestled amidst a tranquil setting, the property boasts an inviting open lawned garden that gracefully extends across the front and side of the home. The gardens are well maintained, with a lovely patio providing ample space for outdoor enjoyment. A monoblock driveway provides convenient and secure off-street parking, enhancing the property’s practicality. There is also outside lighting and water.

The walled garden was originally associated to Crosbie Towers, a Category B Listed 17th Century house situated close by. The private walled gardens are enclosed with a stone and brick surrounding wall. We understand there is electric and water supplies in the vicinity. It offers a secluded sanctuary, this enclosed space creates an ideal environment for various outdoor pursuits and gardening enthusiasts, or simply unwinding in peaceful surroundings. The walls not only define the garden beautifully but also offer a degree of shelter and privacy.

There is a brick garden shed and greenhouse.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private drainage to septic tank (shared)	Freehold	LPG Gas	Band D	E	Full Fibre Broadband	YES

FLOOD RISK

There is no specific risk of flooding at 1 The Courtyard, Crosbie Mains.
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS

There is a Right of Access over the private drive.

DIRECTIONS

From Glasgow, take the M8 heading west. At Junction 28A head onto the A73 signposted Irvine. By passing Beith, head along the new Dalry pass and on reaching Hillend Roundabout turn right, then turn left onto the B780/B781 towards West Kilbride. On approaching West Kilbride, pass over the railway line and turn right at the T-junction. Take the first right and continue on the tree-lined avenue for about 1 mile where 1 The Courtyard, Crosbie Mains on the right as you approach the Farm and is the first house.



Bedroom



Bedroom



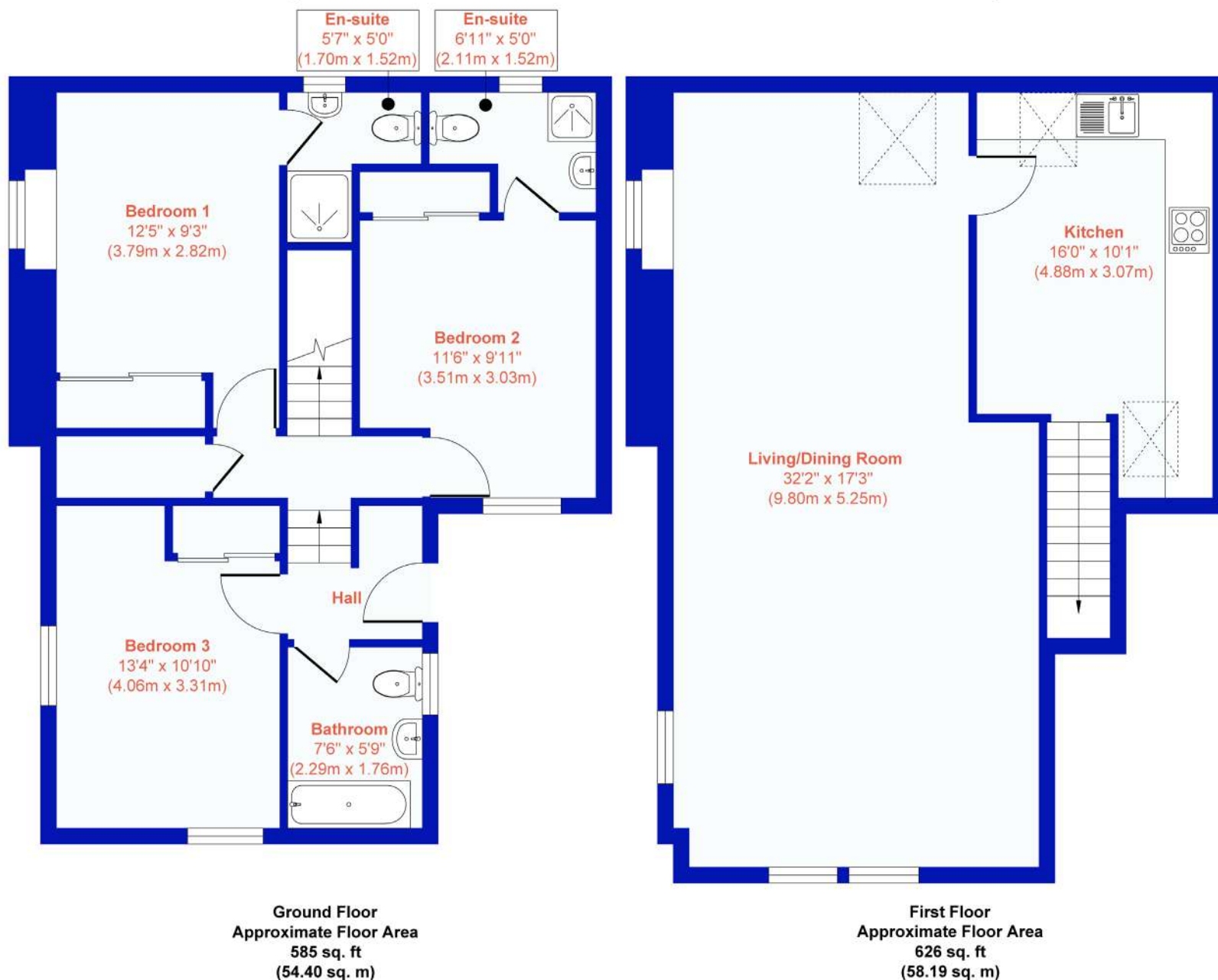
Ensuite



Bedroom



1 The Courtyard, Crosbie Mains, West Kilbride, North Ayrshire



Approx. Gross Internal Floor Area 1211 sq. ft / 112.59 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

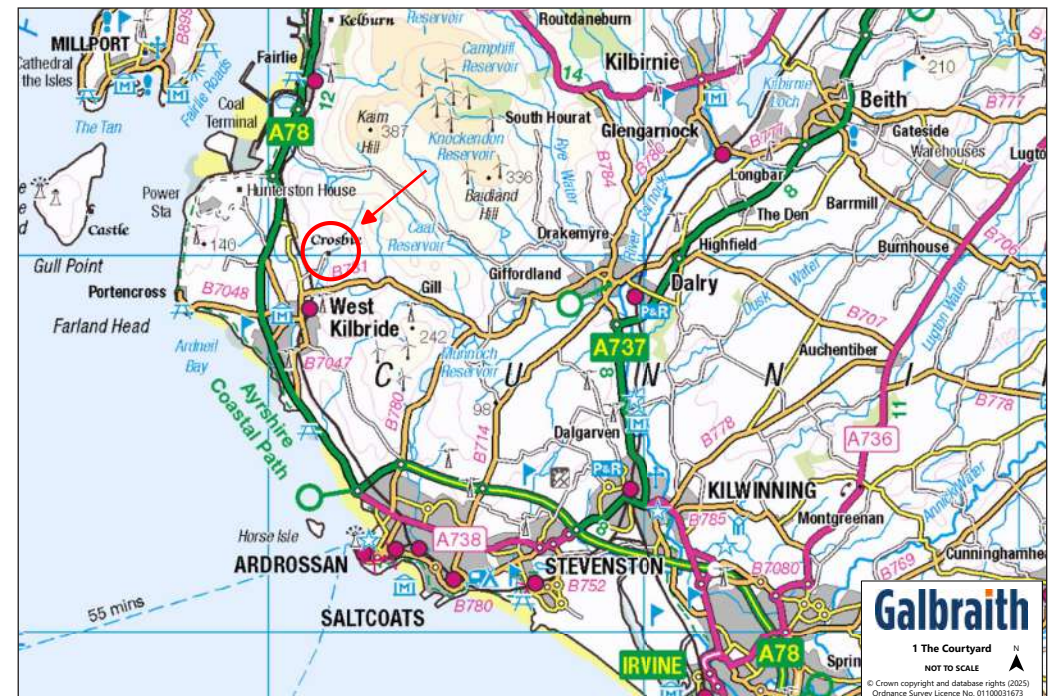


KA23 9PX

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Dales Solicitors LLP, 18 Wallace St, Galston KA4 8HP

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