



# 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

Ayr  
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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



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 and Points AB on the sale plan.

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



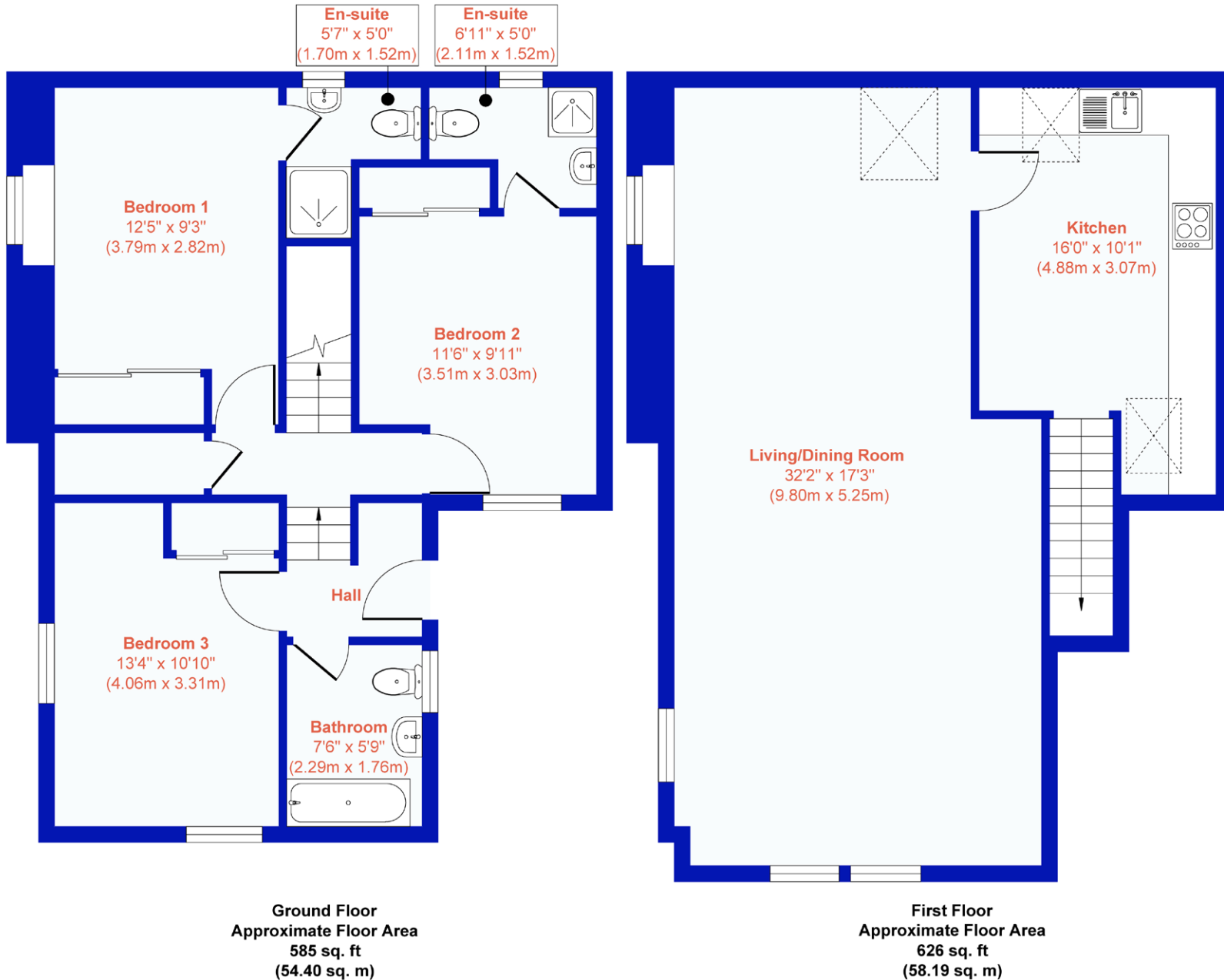
Ensuite



Bedroom



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

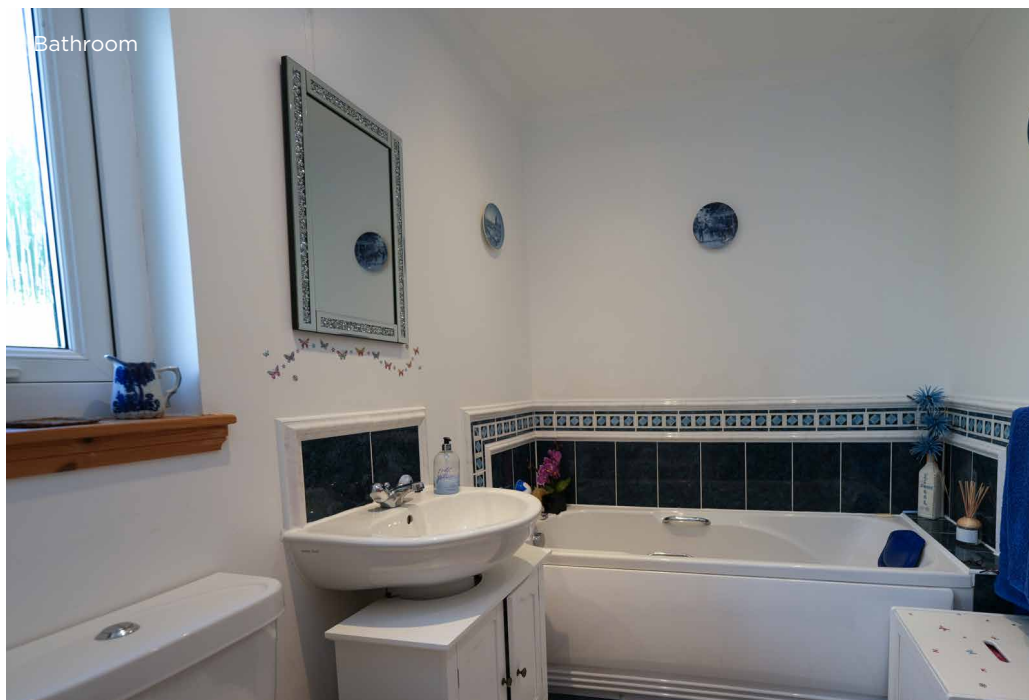


**Approx. Gross Internal Floor Area 1211 sq. ft / 112.59 sq. m**

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

Produced by Elements Property







**POST CODE**  
KA23 9PX

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
///heap.bandwagon.shadowing

**SOLICITORS**

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

**LOCAL AUTHORITY**

North Ayrshire Council, North Ayrshire Council, Cunninghame House, Friars Croft, Irvine KA12 8EE

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars. Blinds are included in the sale. The stairlift is not included in the sale.

**VIEWINGS**

Strictly by appointment with the Selling Agents.

**ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

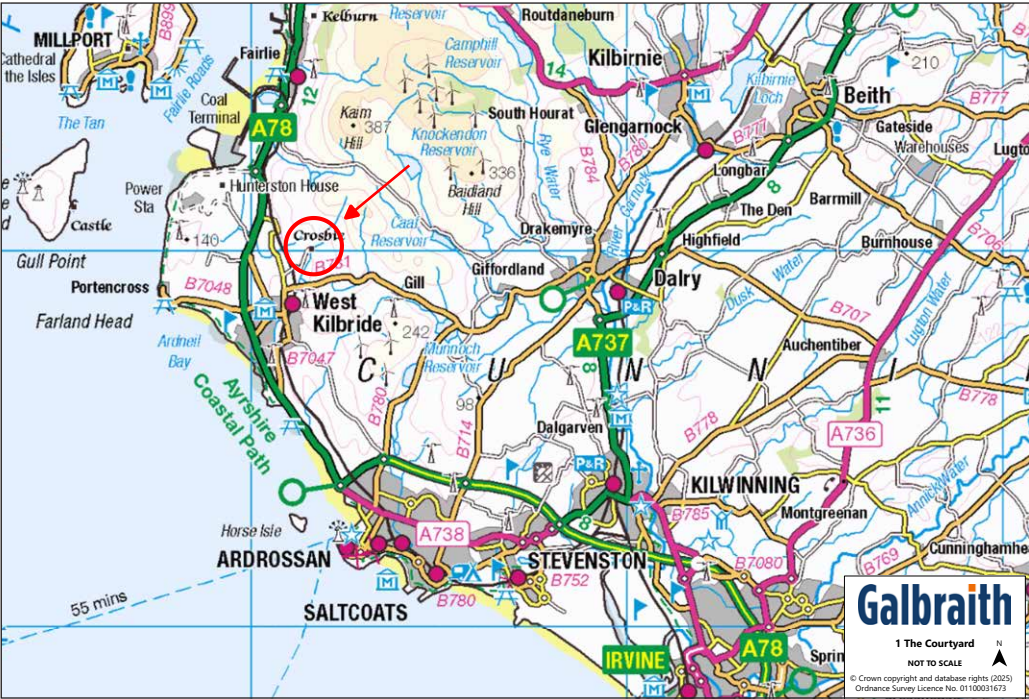
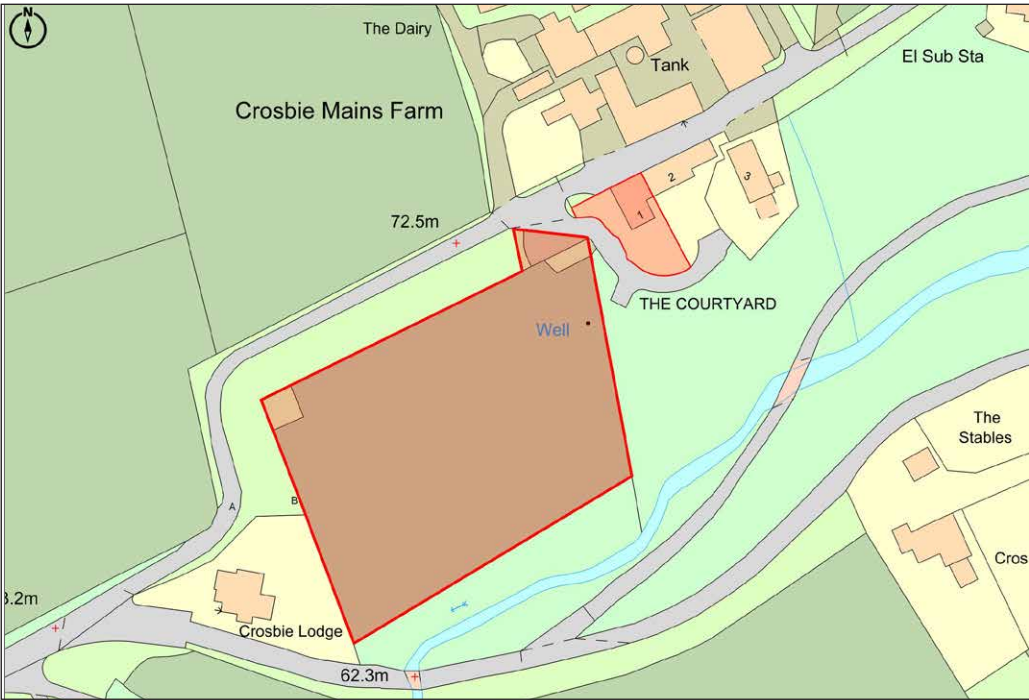
Failure to provide required identification may result in an offer not being considered.

**HEALTH & SAFETY**

Appropriate caution should be exercised at all times during inspection.

**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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 will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025.







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