



**43 PATNA ROAD**

KIRKMICHAEL

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#### 4 | BEDROOMS

#### 3 | BATHROOMS

#### 2 | PUBLIC ROOMS

**An utterly charming traditional four-bedroom end terraced cottage with stunning extensive mature rear gardens and open outlook perfectly situated within the highly regarded South Ayrshire village of Kirkmichael.**

This delightful property offers a high degree of privacy with lovely gardens and a breathtaking open outlook over rich Ayrshire countryside within a peaceful village setting. The superb gardens back directly onto adjoining farmland and a more tranquil setting hard to find.

The subjects have been recently upgraded by the present owners and offer a modern and comfortable home and an ideal alternative to city living, ideally suited towards the professional/family market.

The original house has been comprehensively upgraded to form a superb four-bedroom family home which includes a modern specification and stylish interior. The kitchen area has yet to be modernised although full planning permission has been granted for a two-storey extension with mezzanine level, details of which are available on request.

In more detail, the accommodation is formed across two levels. The ground floor comprises reception hall, cloaks/wc, formal lounge with wood burning stove, separate family/games room with wood burning stove, older style dining kitchen with access to rear garden and shower room.

Upstairs there are four bedrooms. The master bedroom has fitted wardrobes and new en suite shower room. The remaining three bedrooms are served by a separate modern family bathroom. The property has traditional style sash and case windows and new air source heat pump installed.

Outside the gardens are without doubt a key feature of the property. There are extensive lawns that enjoy spectacular open aspects over farmland and beyond. There are a wide range of mature specimen trees and shrubs, large wooden shed, and paved patio area ideal for outdoor entertaining.













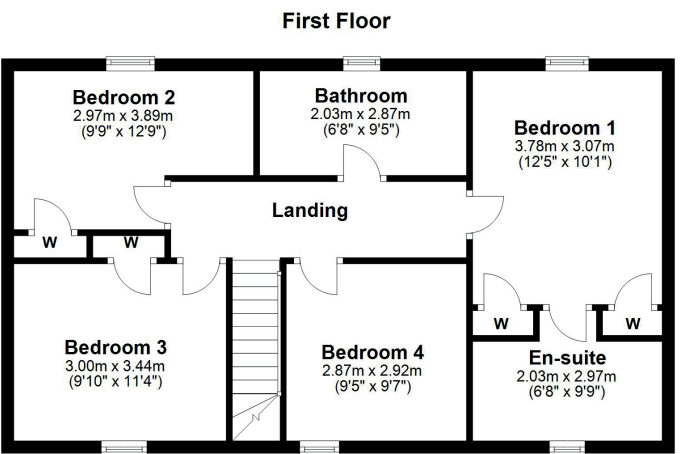
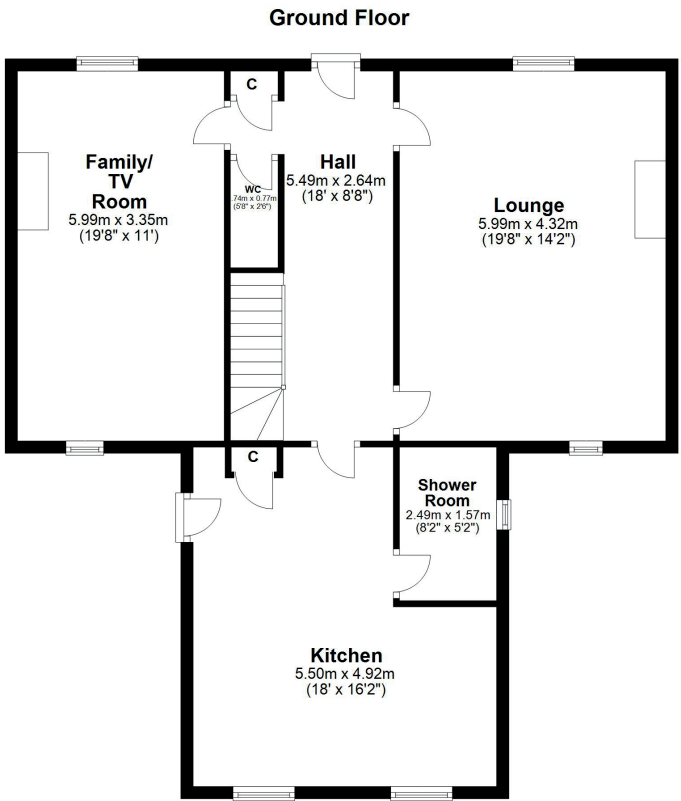












Kirkmichael itself has excellent local amenities including new primary school, village pub and restaurant, local store and various outdoor activities. The popular village lies around six miles South of Alloway which has an excellent range of local amenities.

Ayr town centre is approximately 10 miles distant and has a comprehensive range of supermarket and retail shopping, transport and recreational facilities. For the commuter the A77 by pass links to Kilmarnock, Glasgow and surrounding districts.

**AY4563** | Sat Nav: 43 Patna Road, Kirkmichael, KA19 7PJ

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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