



40 PATNA ROAD

KIRKMICHAEL

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

An absolutely charming traditional cottage presented in immaculate condition with manicured, south facing gardens within the heart of the picturesque village of Kirkmichael.

Number 40 is a traditional cottage which has been comprehensively upgraded and modernised by the current owners resulting in a beautiful home suited to a variety of potential purchasers including those clients seeking all on the level accommodation given the provision of a double bedroom and en-suite shower room on the ground floor.

Features and benefits include a modern fitted kitchen with bi-folding doors to the garden, exposed stone walling, double glazed casement windows with fitted shutters, bathroom with free standing bath, luxury en-suite shower room, neutral decoration, extensive cupboard/wardrobe space, wood burning stoves in the lounge and sitting room and oil central heating with recently installed new tank.

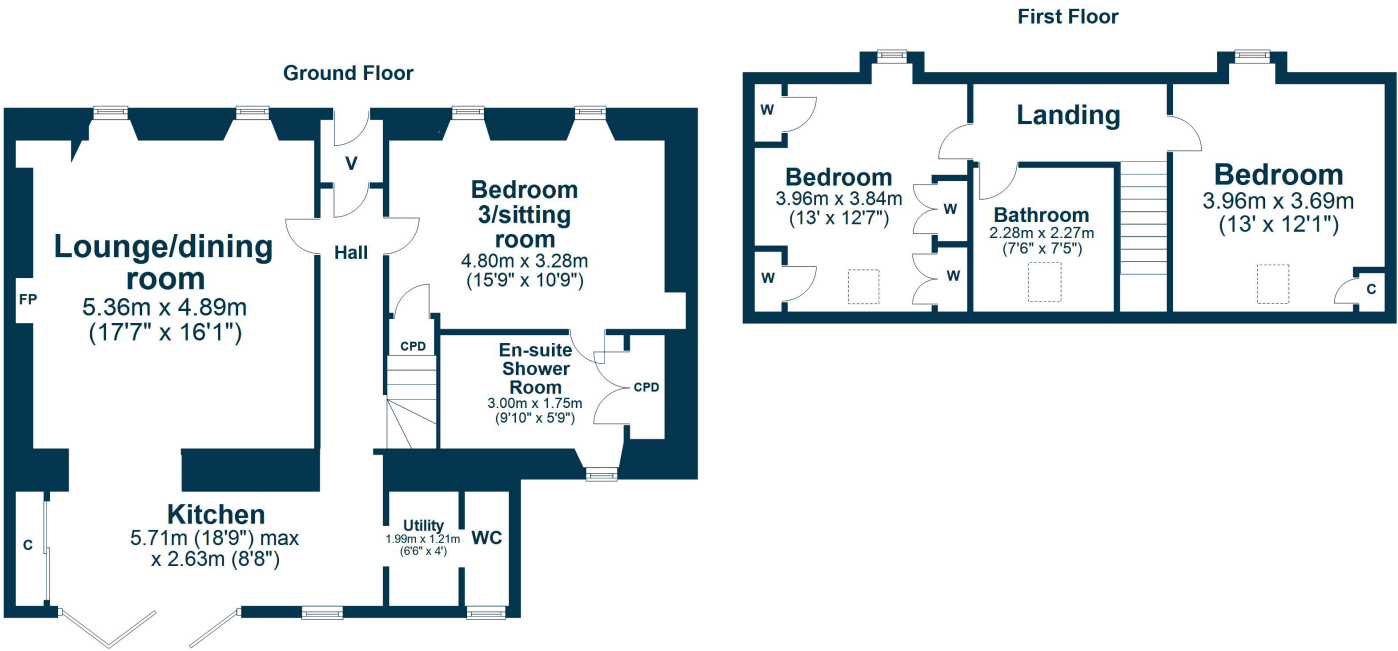
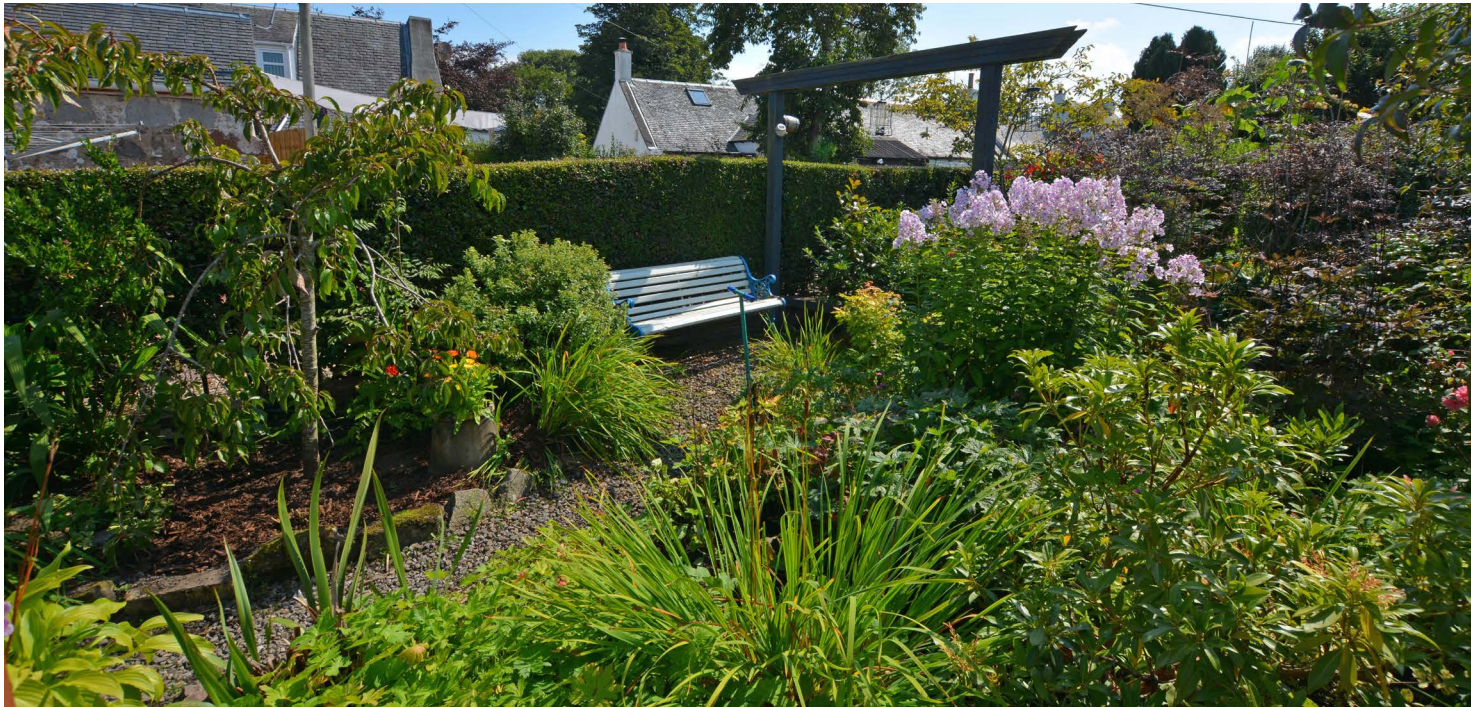
In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, front facing lounge/dining room, fitted kitchen, double bedroom with three piece en-suite shower room, utility and two piece wc. Upstairs there is a spacious landing, two double bedrooms and a three piece bathroom.

Externally the generous, south facing rear garden features areas of lawn, well stocked shrubbery borders with seasonal plants and shrubs, decorative pathways and large patio area. In addition there are two sheds, a tool shed and a larger shed with electricity and work bench on a paved area.









The village of Kirkmichael is located approximately 10 miles from Ayr and is a most charming area in which to reside. It has its own Primary school, community hall and shop and is surrounded by beautiful Ayrshire Countryside. The A77/M77 road network provides swift commuting access to Glasgow City Centre and surrounding districts while Prestwick International Airport offers flights throughout Europe.

AY4709 | Sat Nav: 40 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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