



3A STEWART PLACE

PATNA

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A substantial detached bungalow set on an enviable plot in the semi-rural village of Patna, with flexible accommodation and living space across 8 main apartments that are all presented to the market in first class condition.

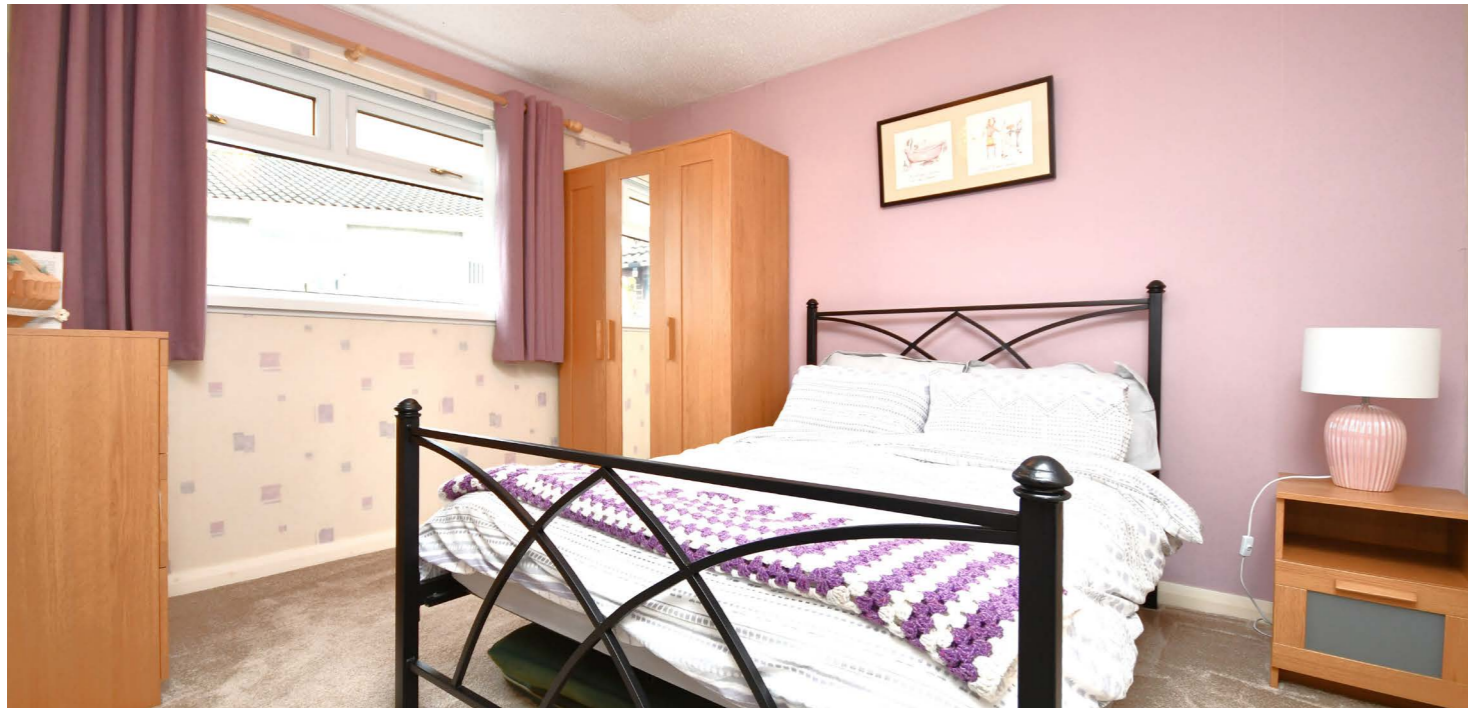
Patna, named after its more famous Indian namesake when it was founded in 1802, is a delightful village that is set along the River Doon and only minutes by road from the market town of Ayr. 3a Stewart Place is a truly stunning and executive detached bungalow, with an impressive interior and surrounded by generous garden grounds. The original property has been extended to create a fantastic home that will suit a range of buyers, with five bedrooms, two luxury bathroom suites and three public rooms that include a conservatory. There are also two large garages attached to each other and a double driveway.

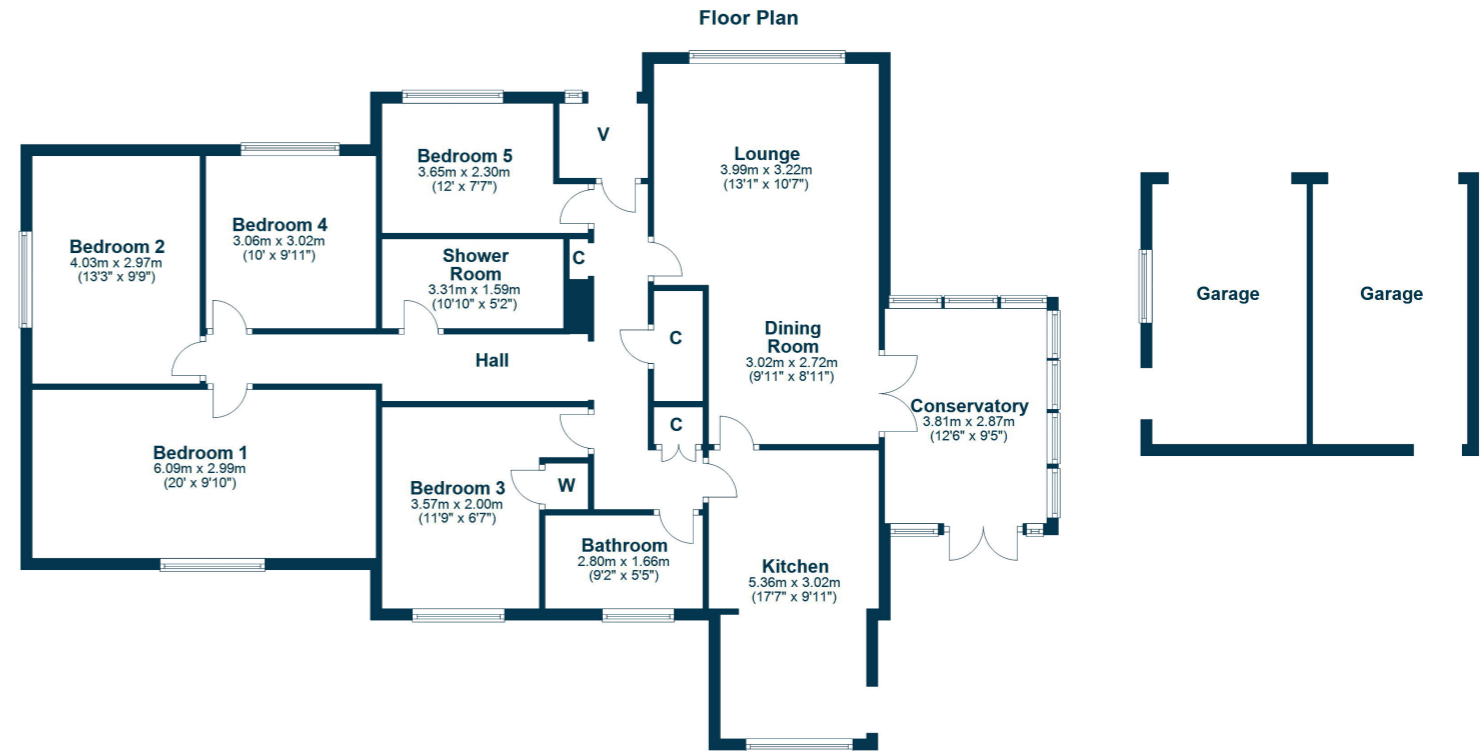
In more detail, the internal accommodation extends to an entrance vestibule, a spacious lounge that leads open plan into a dining room, with double French doors through into a bright conservatory, which has doors out to the garden, a luxury fitted breakfasting kitchen with a door to the rear garden, a fully tiled modern bathroom suite, a gorgeous shower room suite with a walk-in shower cubicle, ample storage throughout, loft access and five excellent bedrooms.

Externally there are incredible garden grounds that surround the property, with the front and side laid mainly with lawn, with mature trees, paved pathways and a double driveway that leads to the two adjoined garages. There is gated access at the side round to a fully enclosed rear garden with lawn and various patio areas.









Patna is a village situated alongside the River Doon in the Doon valley, named after the ancient city that sits on the Ganges River in India, and is only a short drive from the Galloway Forest. There are a range of local amenities including a primary school, bus links and leisure facilities. Ayr is around 9 miles distant and provides a more comprehensive range of amenities.

AY477o7 | Sat Nav: 3A Stewart Place, Patna, KA6 7JU

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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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