



7 MAIN STREET
PATNA

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2 | BEDROOMS

1 | BATHROOM

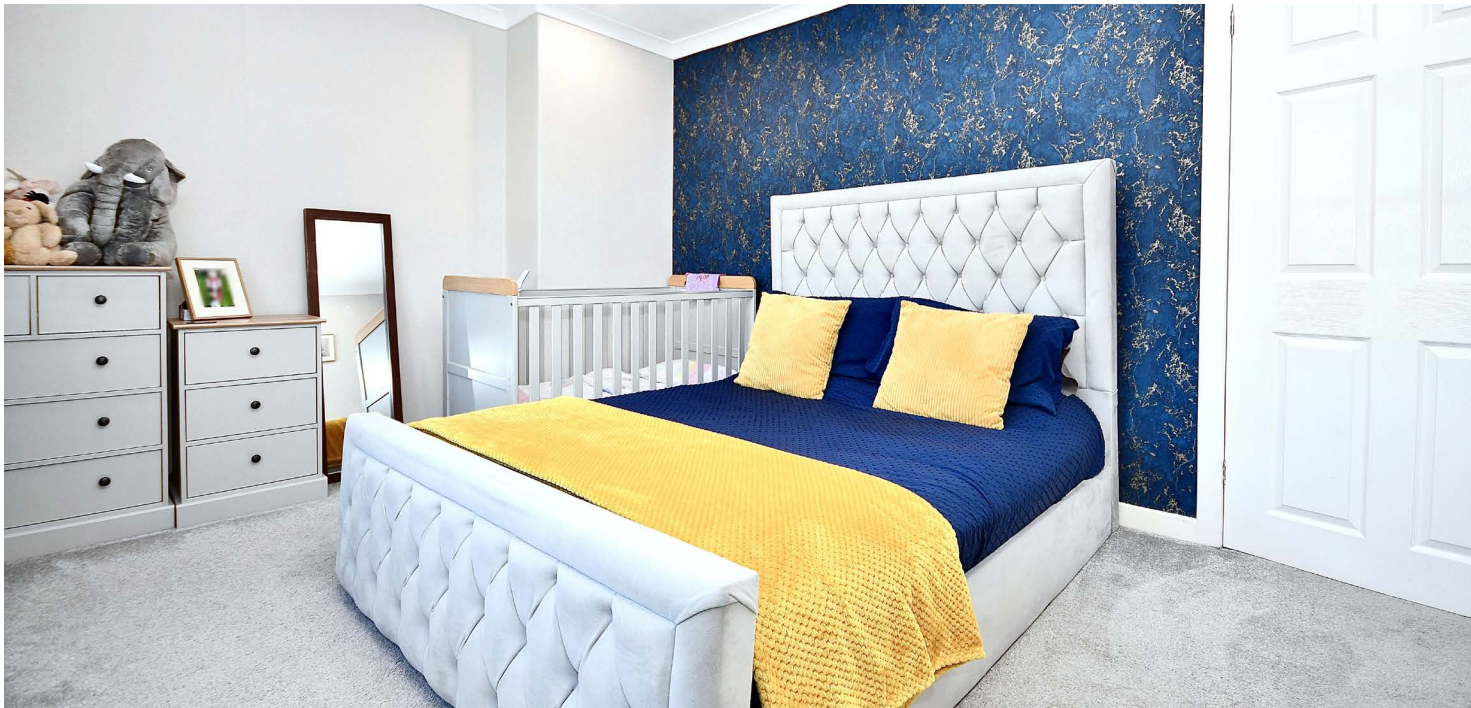
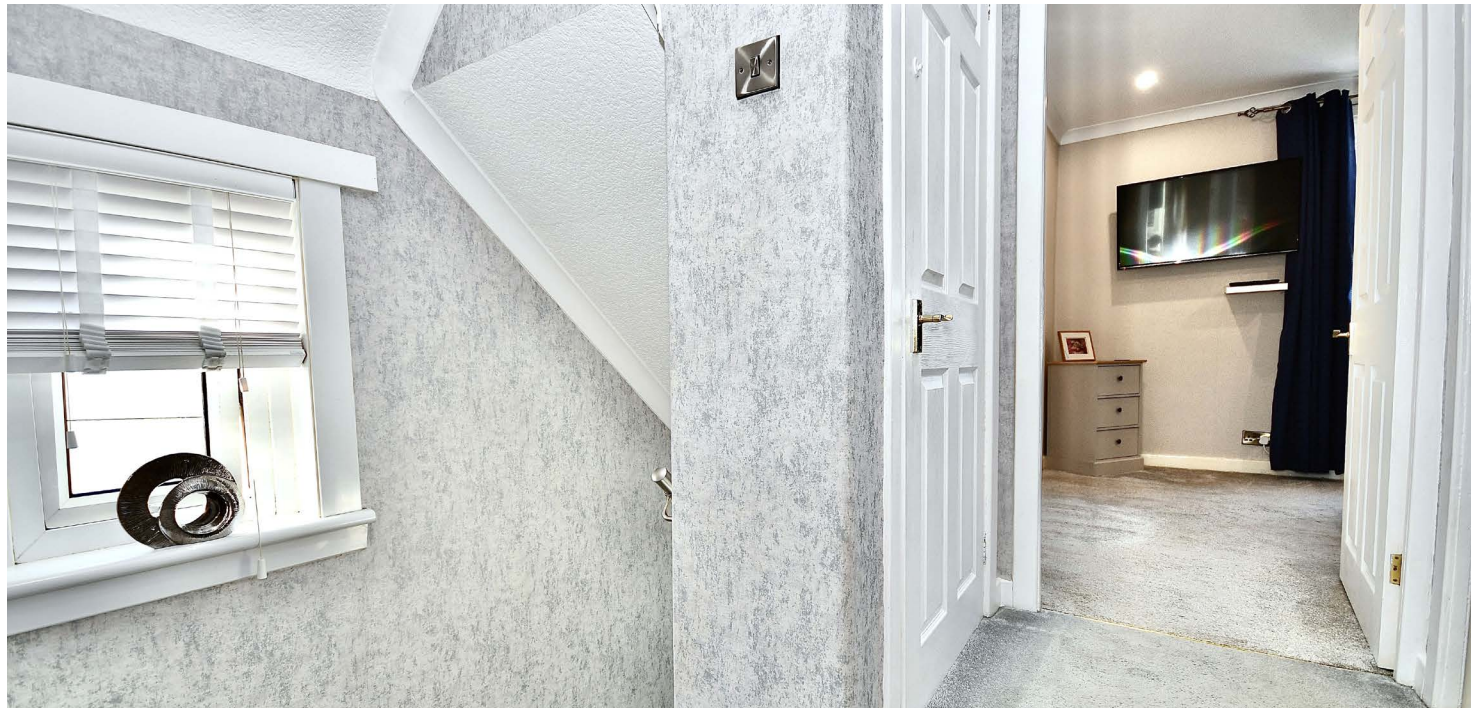
1 | PUBLIC ROOM

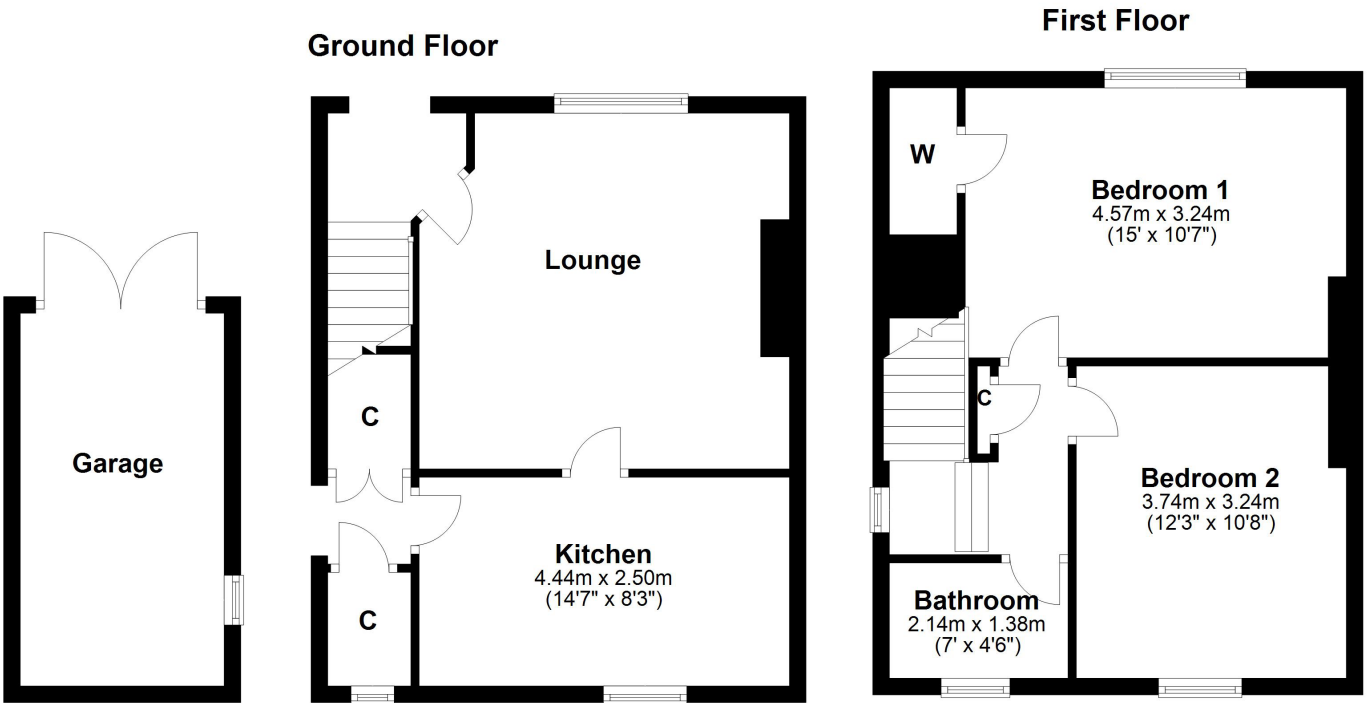
A beautifully presented semi-detached family home in the semi-rural village of Patna, with generous garden grounds, luxury fittings and a detached garage.

7 Main Street is a stunning semi-detached family home that is presented to the market in truly show home condition, with a modern fitted kitchen, luxury bathroom suite and tasteful decor throughout. There are substantial garden grounds that compliment the property, with a large, gated driveway leading to a detached garage, with light and power, and an incredible rear garden laid with lawn. The property also has current planning permission to extend out to the side to create additional accommodation and living space, with detailed plans. Patna is a delightful village, set along the River Doon with a semi-rural location that allows immediate access into open rolling Ayrshire countryside, but is only minutes by road from the market town of Ayr and its vast range of amenities.

In more detail, the internal accommodation extends to an entrance hallway with stairs leading to the upper floor, a spacious lounge with a feature fireplace, a modern fitted breakfasting kitchen with a separate utility store, a door to the rear garden and an under stairs storage cupboard. On the upper floor there is a family bathroom suite with a shower over the bath, loft access, a storage cupboard off the landing, and two double bedrooms, including one with fitted storage.

Externally there are gardens to the front and a gated driveway that extends along the side, allowing off road parking for a number of vehicles. There is a detached garage with light and power, and the large rear garden is laid with lawn and has a paved area and a brick store.





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.

AY4799 | Sat Nav: 7 Main Street, Patna, KA6 7LN

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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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