



3 MAIN STREET

PATNA

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

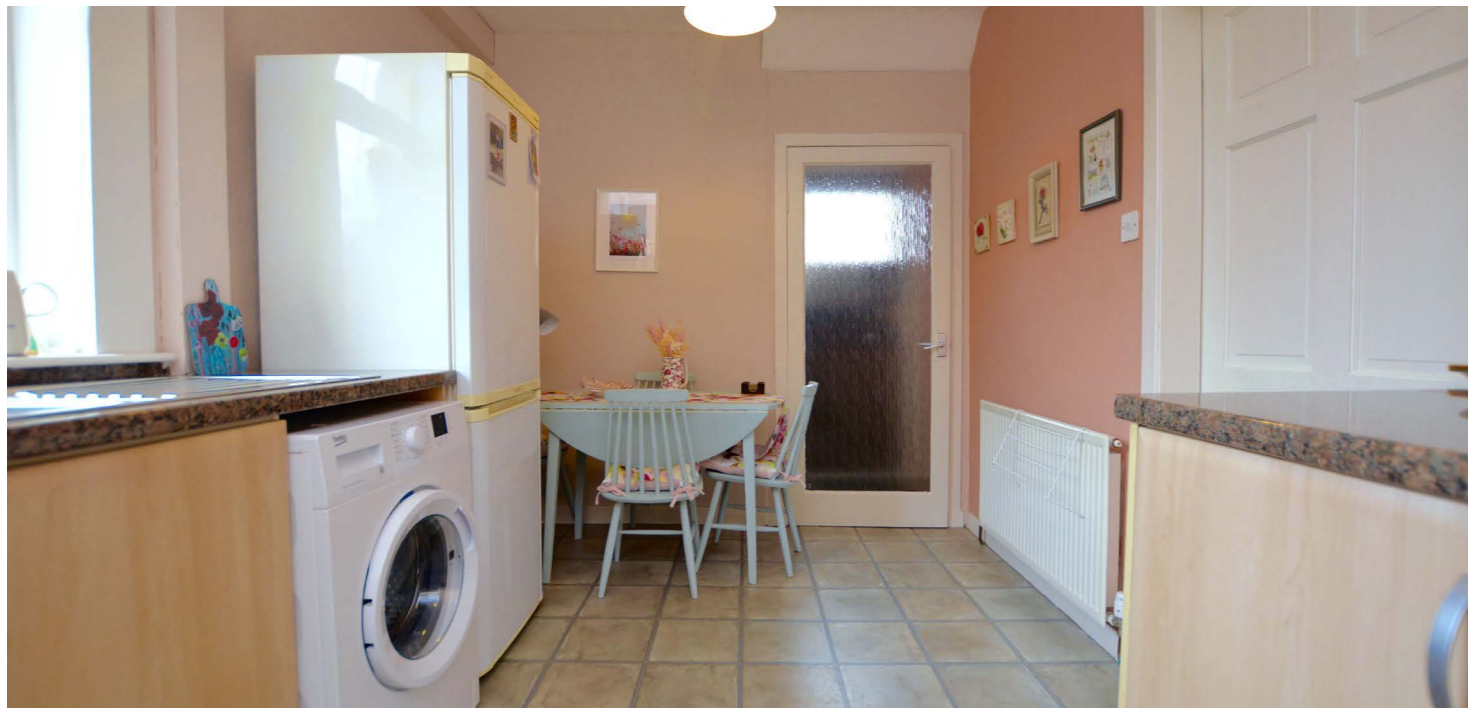
A very well presented semi-detached villa with spacious accommodation in the semi-rural village of Patna with generous garden grounds and a detached garage.

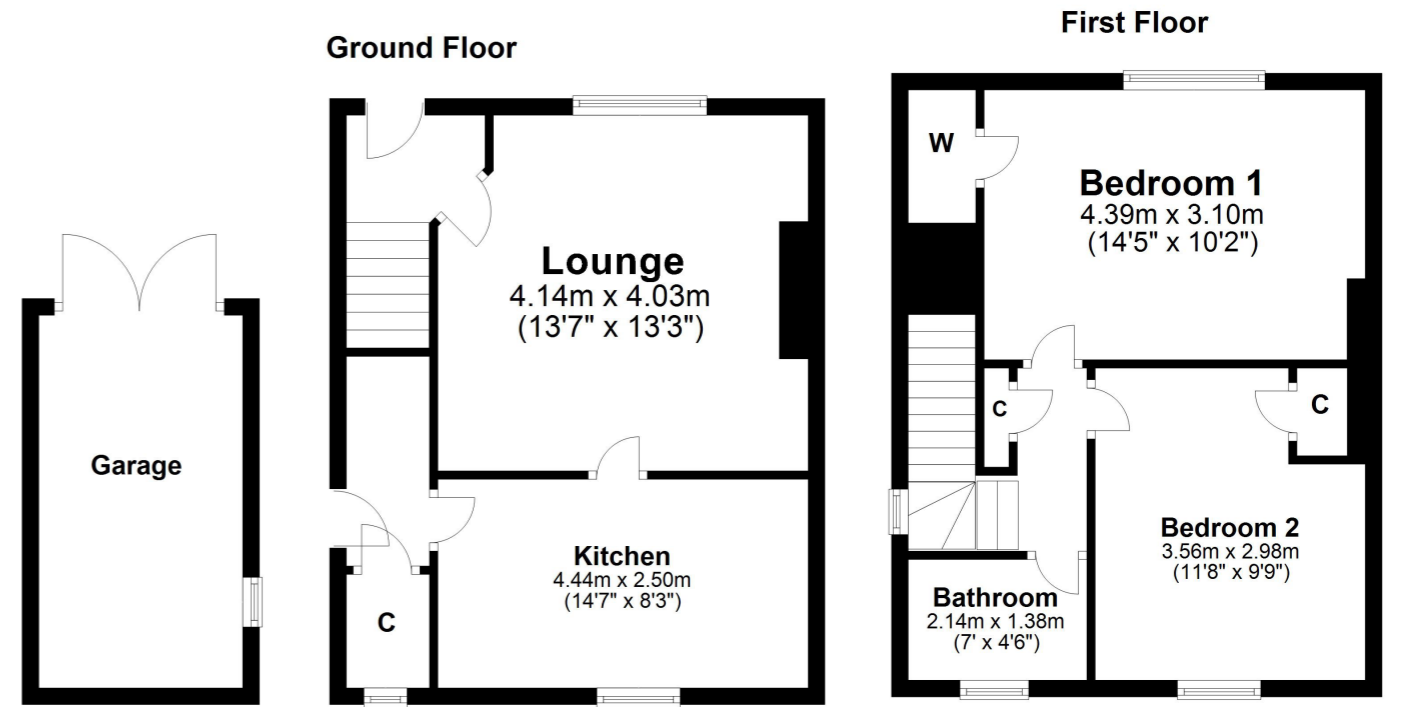
Number 3 Main Street is a semi-detached villa presented in good decorative order and offered to the market for the first time in over 40 years. This much loved home will suit a variety of potential purchasers and has the option to be extended to the side and/or the rear subject to the appropriate consents.

Features and benefits include a modern fitted kitchen, gas central heating with a 'Potterton' boiler, double glazing and tasteful decor throughout.

In more detail, the internal accommodation extends to an entrance hallway with stairs leading to the first floor, front facing lounge, modern fitted kitchen with space for a dining table and chairs and a rear hall. On the first floor there is a three piece shower room, loft access, a storage cupboard off the landing and two double bedrooms (both with fitted storage/wardrobe space).

Externally there are gardens to the front and rear and a gated driveway that extends along the side allowing off road parking for a number of vehicles and culminating in the detached garage. The extensive rear garden has an area of lawn with chipped borders (some formerly vegetable growing beds) and has a paved patio area, brick store and garden shed.





Patna (named after the ancient city that sits on the Ganges River in India) is a village situated alongside the River Doon in the Doon valley 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 including supermarket and retail shopping.

AY4840 | Sat Nav: 3 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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