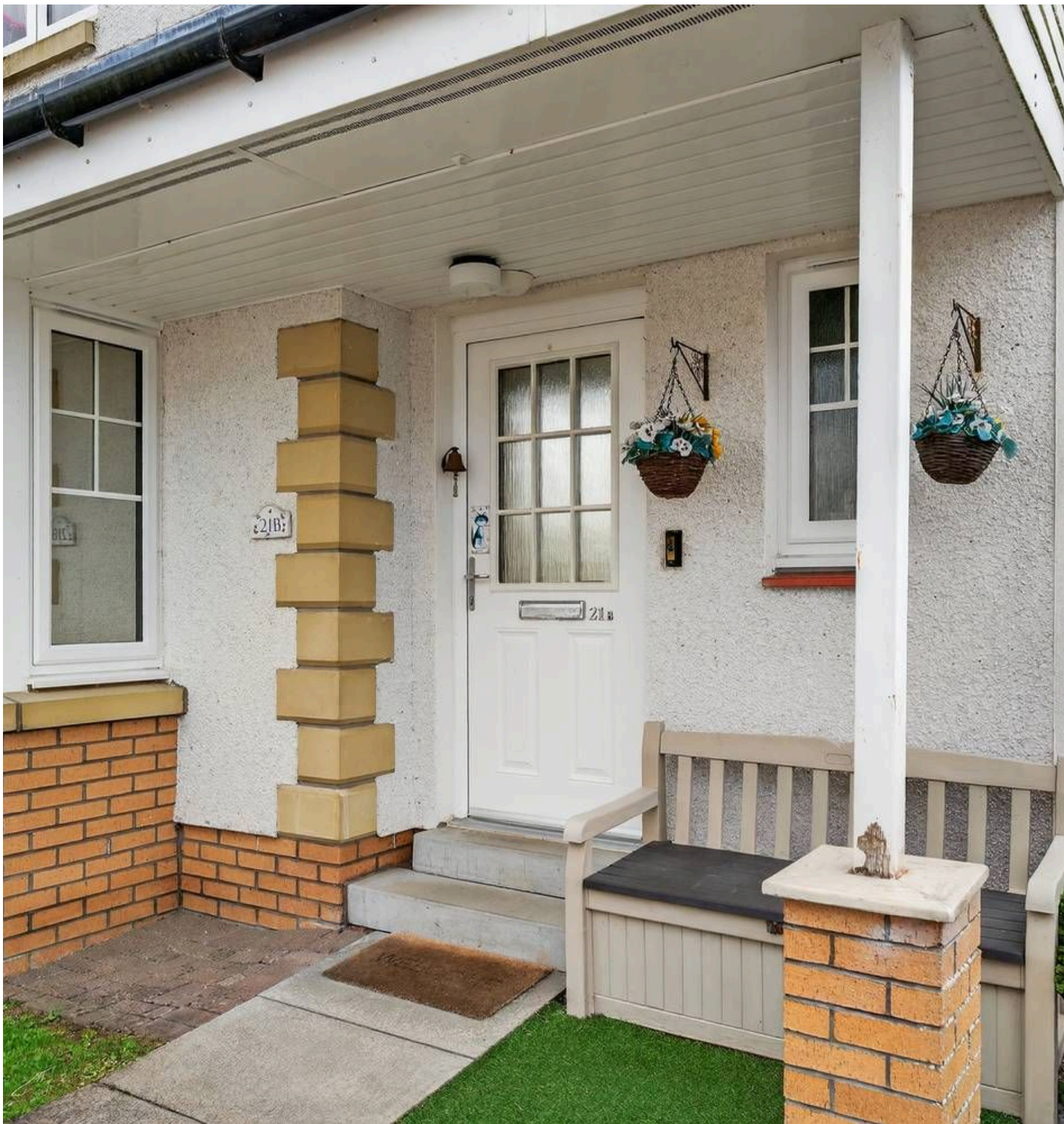




21b Main Street, Patna

In Excess of £145,000

DONALD
ROSS
RESIDENTIAL



21b Main Street

Patna

Modern 4-bed detached villa in central Patna with spacious lounge, open-plan dining kitchen, en-suite master, garage, driveway & garden. Ideal family home close to schools, amenities & transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Attractive modern 4-bedroom detached family home
- Spacious lounge measuring over 22ft with front aspect
- Contemporary open-plan dining kitchen with French doors to the garden
- Principal bedroom with en-suite shower room
- Three further bedrooms offering flexible family living
- Stylish family bathroom plus convenient ground floor WC
- Excellent storage throughout with built-in wardrobes and cupboards
- Detached garage and private driveway providing ample parking
- Enclosed rear garden ideal for outdoor living
- Central village location with easy access to Ayr, local schools & amenities

























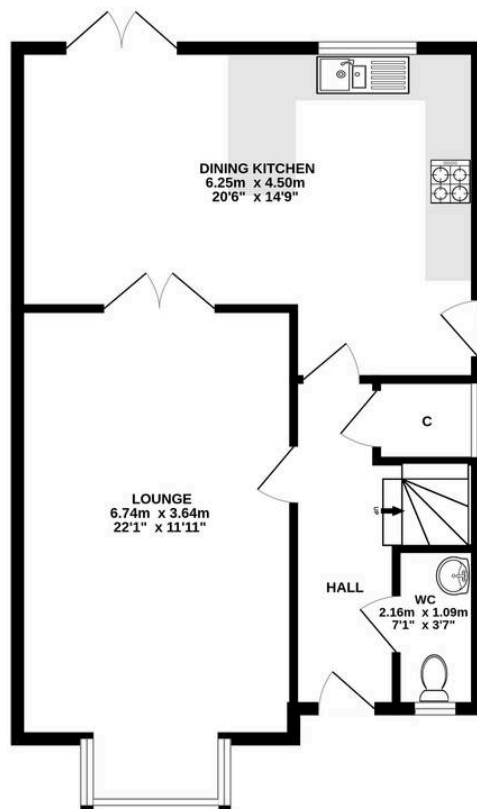




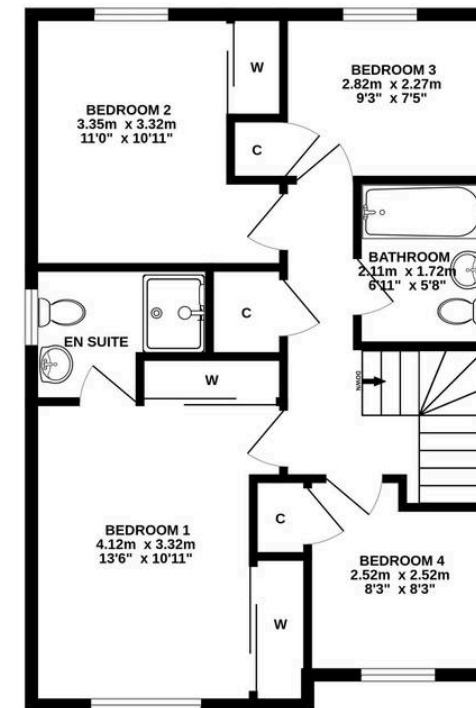




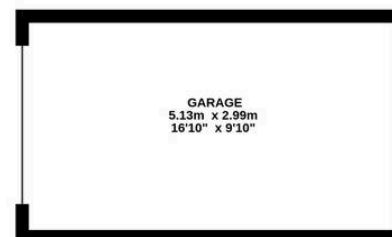
GROUND FLOOR



1ST FLOOR



GARAGE



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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While every effort has been made to ensure accuracy, buyers should independently verify all details and review the Home Report before submitting an offer. No warranty or representation is given regarding the property, and neither the agent nor the seller accepts responsibility for any inaccuracies. Buyers must satisfy themselves on all legal aspects.