



39 Patna Road, Kirkmichael, KA19 7PJ

In Excess of £260,000



39 Patna Road

Kirkmichael, KA19 7PJ

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Welcoming entrance hall with elegant detailing
- Spacious lounge with dedicated dining area and charming feature fireplace
- Stylish dining kitchen, ideal for family meals and entertaining
- Convenient utility room offering additional storage and functionality
- Four generously sized double bedrooms, perfect for families or guests
- Luxurious en-suite bathroom plus a contemporary family shower room
- Beautifully landscaped garden with a delightful summer house
- Just a short walk to the popular Kirkmichael Arms Restaurant & Pub
- Close to the local primary school – ideal for families with young children
- Brimming with character, warmth, and timeless charm throughout

























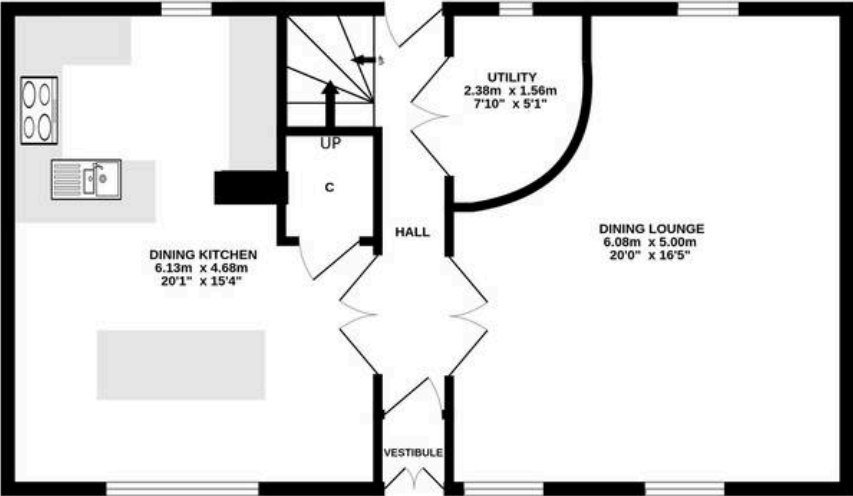




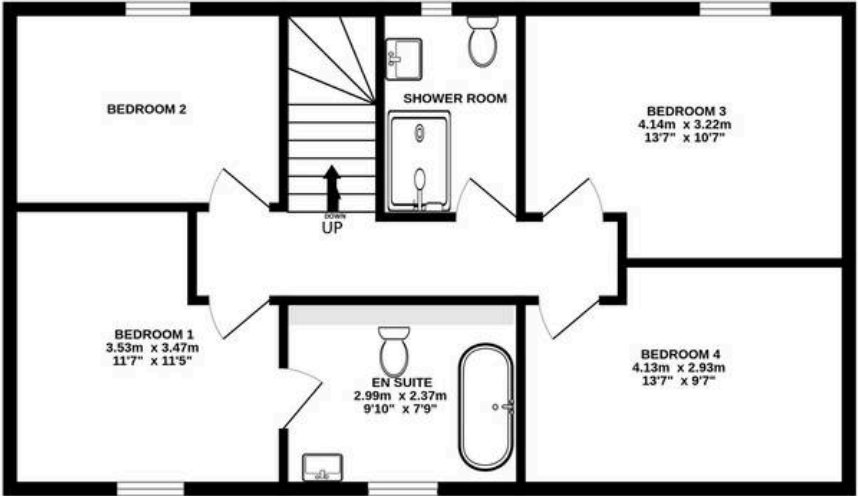




GROUND FLOOR



1ST FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

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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