



PLOT - KILMEIN AVENUE

PATNA

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A residential plot of land with full planning permission and building warrant for a detached four bedroom family home in the semi-rural village of Patna.

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. At the very end of Kilmein Avenue, located within a quiet cul-de-sac adjacent to countryside, is a fantastic plot with full planning permission for a substantial four bedroom detached family villa. There is full planning consent and building warrant lodged with East Ayrshire Council under reference numbers 21/0730/PP and 22/00166/EREC respectively.

In more detail, the proposed property extends to an entrance hallway, an open plan lounge, kitchen and dining area, a separate utility room, a downstairs bathroom and a downstairs bedroom. On the upper floor there is a family bathroom suite, two double bedrooms and a master bedroom suite with an en suite shower room and two walk-in wardrobes.

Externally the plot has ample off road parking for at least three cars, access into an integral garage and private gardens across the prominent corner site.

Amenities

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.

Sat Nav:

Kilmein Avenue, Patna, KA6 7PE

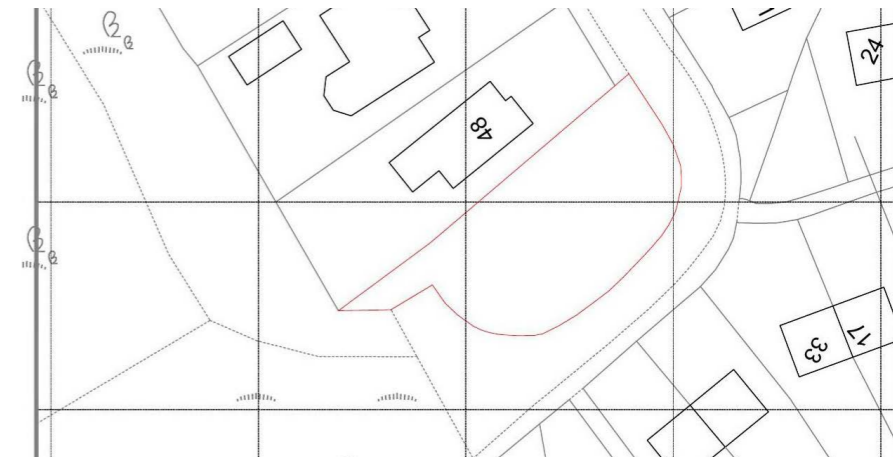
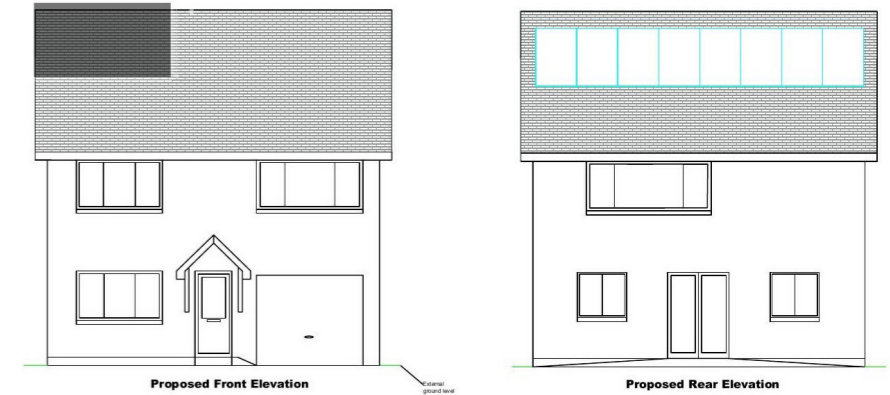
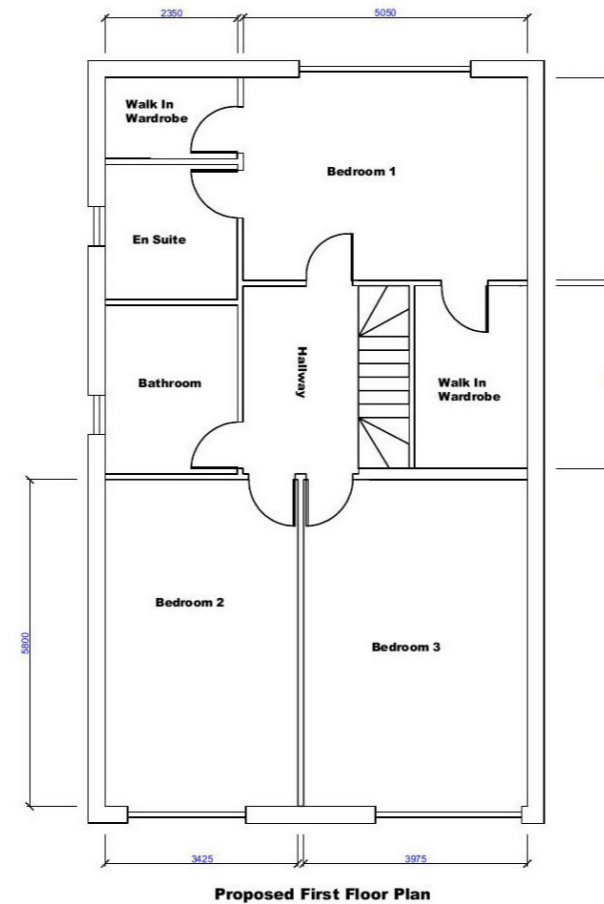
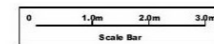
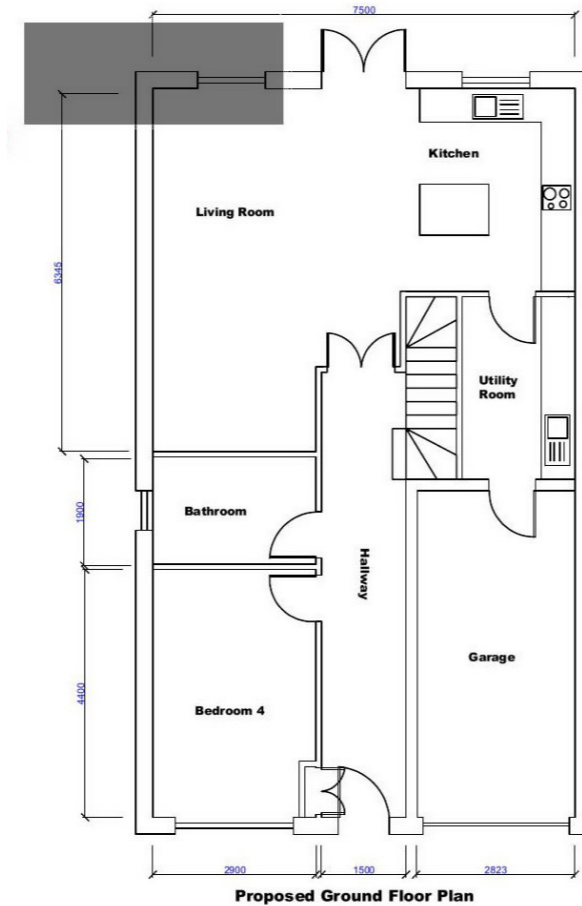
Directions:

From the Corum office in Beresford Terrace continue south out of Ayr on Castlehill Road which becomes Dalmellington Road. Take the second exit at the roundabout onto the A713 towards Patna. Upon entering Patna, turn second right onto Dalharco Avenue and then left into Carnshalloch Avenue. Turn right into Kilmein Avenue and follow the road round to the end, where the plot can be found on the right hand side.

AY4844

*All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

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Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk