



58 DALHARCO AVENUE

PATNA

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An extended end terraced family home in the semi-rural village of Patna, with generous garden grounds an open outlook over Ayrshire countryside, off road parking and a detached garage.

58 Dalharco Avenue is a spacious end terraced family home that has been extended on the ground floor to create a wealth of living space, with a large kitchen and a separate formal dining room. There are two large double bedrooms, loft access and low-maintenance garden grounds to the front and rear, with a detached garage and ample off road parking. The property also looks out over rolling Ayrshire countryside to the front from its elevated position. 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.

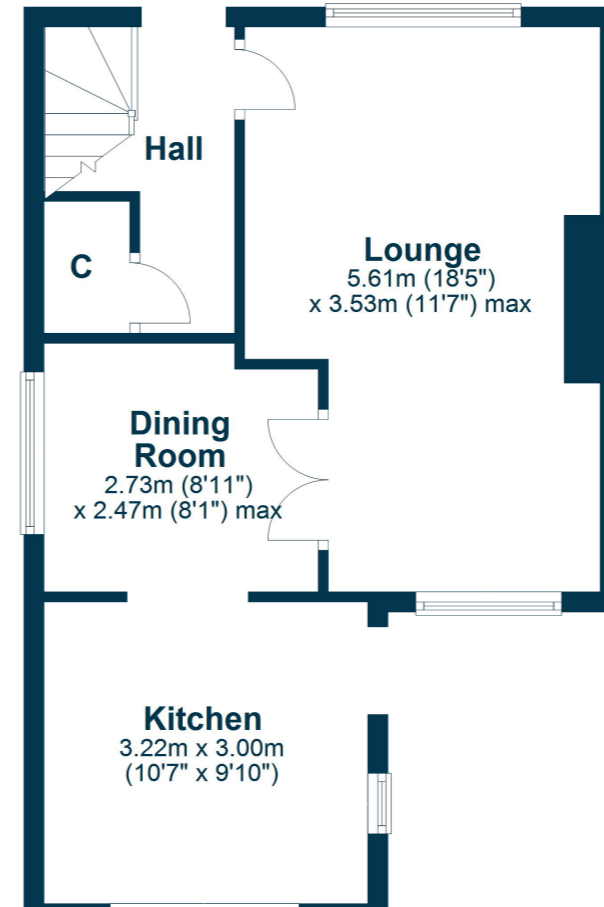
In more detail, the internal accommodation extends to an entrance hallway with stairs leading to the upper floor and an under stairs storage cupboard, a spacious lounge with a feature fireplace, a dining room and a large fitted kitchen with a door to the rear garden. On the upper floor there are two double bedrooms, including one with fitted wardrobes, and a fitted bathroom suite.

Externally there are gardens to the front laid with lawn and decorative shrubs, with a gated driveway that leads to the detached garage. There is gated access at the side round to an enclosed garden, with a tiered patio, room for bin storage and a greenhouse.





Ground Floor



First Floor



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.

AY4865 | Sat Nav: 58 Dalharco Avenue, Patna, KA6 7PH

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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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Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk