



# 12 DUNASKIN VIEW

PATNA

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**A well presented semi-detached villa with spacious accommodation in the semi-rural village of Patna with generous rear garden and pleasant open outlook to the rear.**

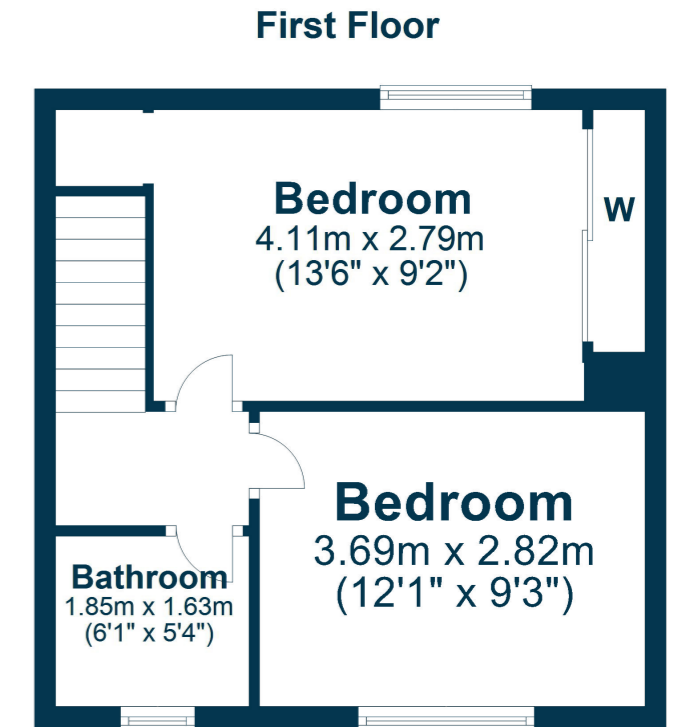
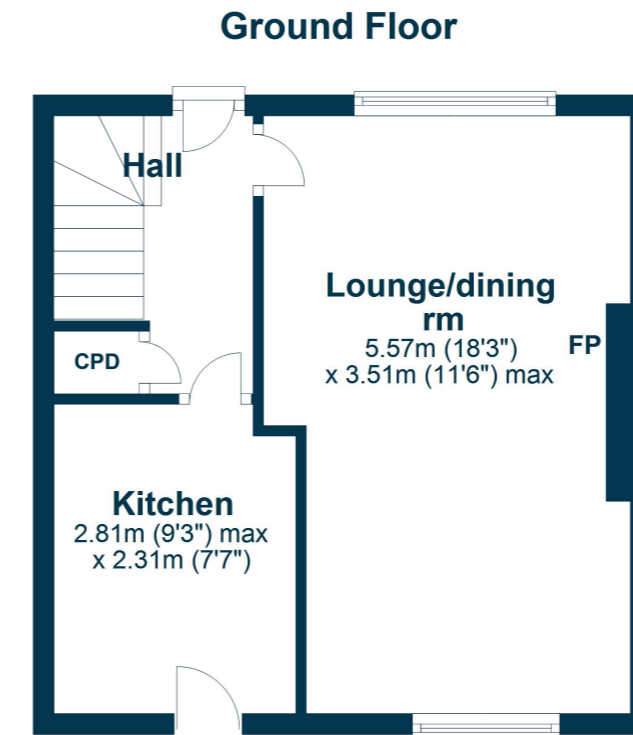
Number 12 is a semi-detached villa presented in good decorative order and suited to a variety of potential purchasers. The property enjoys a private position on the edge of the village in a quiet cul-de-sac with views to the rear over rolling countryside.

Features and benefits include a modern fitted kitchen, gas central heating, double glazing, fresh carpets in several rooms and neutral decoration throughout.

In more detail, the internal accommodation extends to an entrance hallway with stairs leading to the first floor, lounge/dining room with a feature fireplace and a fitted kitchen with door to the rear garden. On the first floor there are two bedrooms and a three piece bathroom.

Externally there are gardens to the front and rear and a block paved driveway that extends along the side allowing off road parking. The extensive rear garden is predominantly laid to lawn.





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.

**AY4885** | Sat Nav: 12 Dunaskin View, Patna, KA6 7NX

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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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