



Hillside, Patna, Ayr

Offers Over £240,000

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Step inside to be greeted by a wide and bright hallway that immediately showcases the quality and space this exceptional home provides. The flexible accommodation has been thoughtfully designed to cater for contemporary family living.

The heart of the home features a large family room complete with an attractive feature wood burner, creating a cozy focal point for relaxation. Sliding patio doors provide seamless access to the rear garden, perfect for indoor-outdoor entertaining. The modern open-plan kitchen boasts a practical island design, offering both style and functionality for culinary enthusiasts.

A large formal front-facing lounge provides an elegant reception space, ideal for entertaining guests or quiet relaxation away from the bustling family areas.

The property offers four generously proportioned double bedrooms, all benefiting from integrated wardrobes for excellent storage solutions. The master bedroom enjoys the luxury of a private en-suite shower room, adding convenience and privacy for the principal occupants.

EXTERNAL FEATURES

The front garden is attractively laid to lawn and designed for easy maintenance, while the adjacent driveway extends all the way to a substantial double garage at the rear of the property, providing accommodation for several vehicles plus valuable storage space.

The generous rear garden is a particular highlight, featuring primarily decorative stone chipping for low maintenance combined with a tranquil pond that creates a peaceful focal point and wildlife haven.

LOCATION

Situated in one of the village's most sought-after residential areas, this property enjoys a prestigious location while maintaining excellent access to local amenities and transport connections.

This exceptional family home truly must be viewed to fully appreciate the quality, space, and potential it offers to discerning buyers.

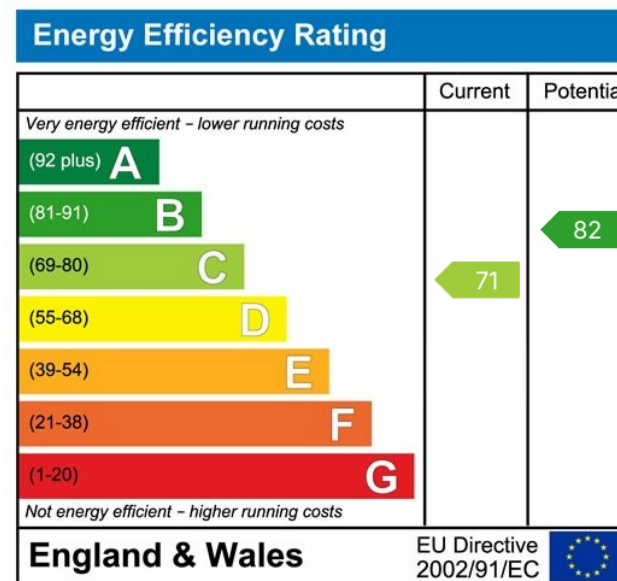




TOTAL: 1829 sq. ft, 170 m²
FLOOR 1: 1829 sq. ft, 170 m²
 EXCLUDED AREAS: STORAGE: 43 sq. ft, 5 m²; GARAGE: 600 sq. ft, 56 m²; FIREPLACE: 5 sq. ft, 0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



- Substantial Family Bungalow • Four Double Bedrooms
- Sizeable Plot in Sought-After Area • Large Double Garage Area
- Feature Wood Burner • Modern Open-Plan Kitchen with Island
- Tranquil Rear Garden with Water Feature • Flexible Living Spaces
- Council Tax Band D • EPC Rating Band C



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements