



# 12 Dunaskin View

Patna

Ayr, KA6 7NX

Offers Over £59,995

**GREIG**  
*Residential*



# Dunaskin View

Patna, Ayr, KA6 7NX

Proudly presented to the market is this excellent two-bedroom semi-detached villa, ideally positioned at the head of a quiet cul-de-sac with open countryside views on the edge of the semi-rural village of Patna. Set on a generous plot, the property offers spacious accommodation across two levels and has been well maintained by the current owners, making it truly walk-in condition. This home will appeal to a wide range of purchasers, including first-time buyers, small families, and downsizers seeking a peaceful setting with easy access to local amenities. Early viewing is highly recommended to fully appreciate the setting, space, and condition of this delightful home.





### Hallway

2.65m x 0.85m (8' 8" x 2' 9") The welcoming entrance hallway offers crisp white decor with laminate flooring, practical understairs storage cupboard and carpeted staircase leading to the upper level. Door access to the lounge and kitchen.

### Lounge

5.63m x 3.55m (18' 6" x 11' 8") The generously proportioned main living apartment is complete with neutral decor, fitted carpet and feature fireplace. Dual aspect double glazed windows to the front and rear, plentiful space for freestanding furniture.

### Kitchen

2.88m x 2.37m (9' 5" x 7' 9") The modern fitted kitchen offers a range of white wall and base storage units with complementary work surfaces, integrated oven, electric hob and hood, plumbing/space for washing machine. Crisp white decor, tiled splashback, laminate flooring, double glazed window to the rear and door leading out into the rear gardens.

### Bedroom One

3.93m x 2.64m (12' 11" x 8' 8") On the upper level the master bedroom is a sizeable double offering neutral decor, fitted carpet and triple sliding door fitted wardrobes providing plentiful storage space. Double glazed window to the front.

### Bedroom Two

3.57m x 2.87m (11' 9" x 9' 5") The second double bedroom offers soft decor with fitted carpet and a double glazed window to the rear with open countryside outlooks.

### Bathroom

1.92m x 1.71m (6' 4" x 5' 7") Completing the accommodation is the three piece bathroom suite comprising of a wash hand basin, wc and bath. Contemporary wet wall finish to walls, tiled flooring and a double glazed opaque window to the rear.

### External

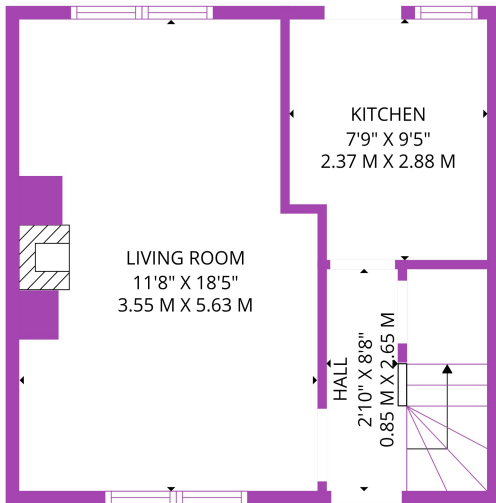
Positioned on a generous plot, this impressive home offers garden grounds to the front and rear, with a shared monobloc driveway. The front gardens are chipped. The large rear gardens are laid to lawn with a paved patio, enclosed by fencing allowing for a safe and peaceful outdoor family space. Immediate open countryside surroundings also.

### Council Tax

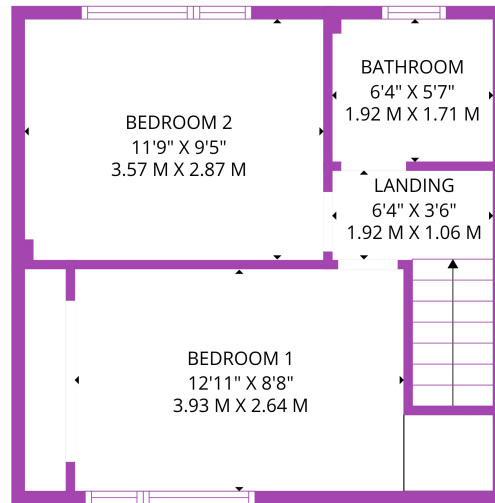
Band A

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FLOOR 1



FLOOR 2



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