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7 River View, Patna, Ayrshire, KA6 7JB

Two Bedroom, End-Terrace House

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Property Description

Immaculately presented, two bedroom, end-terrace house with a conservatory, garden and a driveway, set back off Ayr Road, with views of the River Doon, in Patna, Ayrshire.

Comprises: an entrance hall, living room, dining kitchen, conservatory, two double bedrooms and a bathroom.

Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage, including a partially floored attic.

All furniture and appliances are available by negotiation.

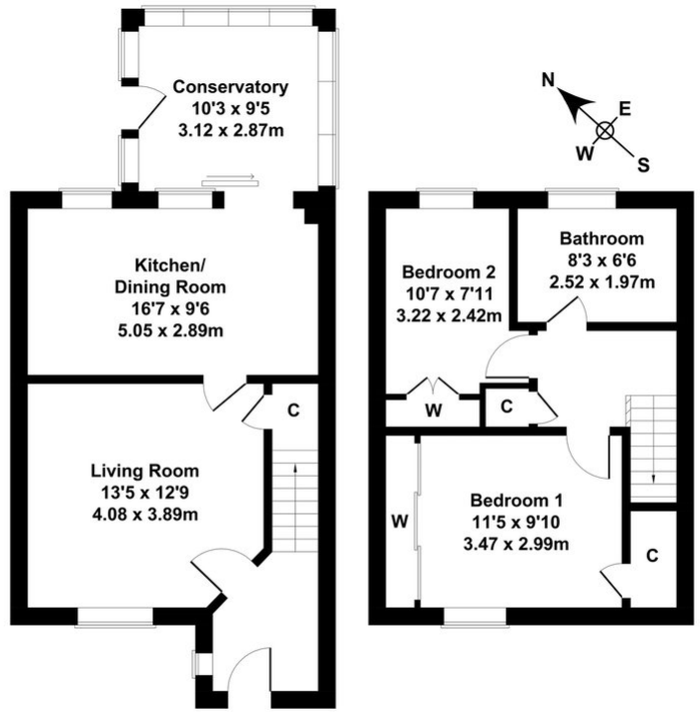
Externally the property benefits from a tiered, private rear garden with a patio and timber shed, whilst there is a drive to the front, and further residents and visitors parking nearby.

The entrance hall has laminate flooring, carpeted stairs leading up to the landing, and opens into the bright, front-facing living room, which features carpeted flooring and a fan light.

With a door to the rear garden, the conservatory allows access to the sizeable dining kitchen which is fitted with contemporary units, wood-effect worktops, a stainless steel sink and has ample space for dining furniture. Appliances include an integrated electric hob, electric oven and extractor hood, with a freestanding fridge, freezer and washing machine available by negotiation.

Enjoying a lovely view of the River Doon, bedroom one features a deep built-in cupboard and fitted wardrobe, whilst bedroom two likewise has carpeted flooring and a built-in wardrobe.

The well-appointed bathroom is fitted with a white three-piece suite with a separate shower cubicle, tiled flooring and splashbacks.



Area Description

The popular village of Patna is situated in a rural location, on the banks of the river Doon, approximately 9 miles from Ayr town centre, and has a mixture of cottages, traditional and modern homes. Patna has a primary school, small library, a games hall, doctor's surgery and dentist, post office, local shops, and a pharmacy. Transport links include a regular bus service into Ayr, which offers excellent amenities including a wide range of shops and high street names, supermarkets, restaurants, leisure facilities including a cinema, bowling alley and leisure centre, with a hospital and schooling for all ages.

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