

# Plot 5 Fullerton Place

PATNA, SOUTH AYRSHIRE, KA6 7NN



*THREE BEDROOM DETACHED BUNGALOW,  
NESTLED IN THE VILLAGE OF PATNA*



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Part Exchange Available and ready in Spring 2026 are these fantastic bungalows, nestled in the village of Patna, within the rolling hills of East Ayrshire and is an ideal location to access many of Ayrshire's historic and picturesque sites, with the town of Ayr only being a 15-minute drive away.

The bungalows provide well-thought-out, family-designed accommodation with practical living in mind, partnered with stunning country views. All this at a very competitive price.

The accommodation offers open plan living/dining around a well-appointed kitchen, ideal for having all the family together. In addition, French doors open onto the rear garden, where you can invite the outside in. There are three bright and airy, well-appointed bedrooms, with the master being further complemented with an en-suite. The luxury family bathroom completes the accommodation internally.

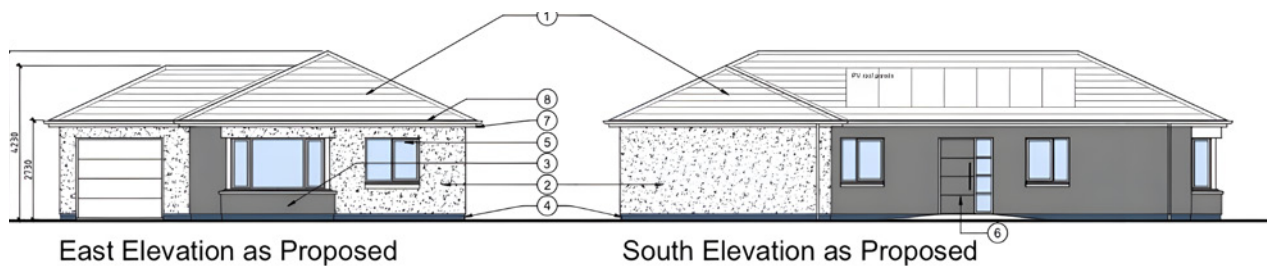
Externally, the property features private garden grounds, a driveway for off-road parking, and a garage.

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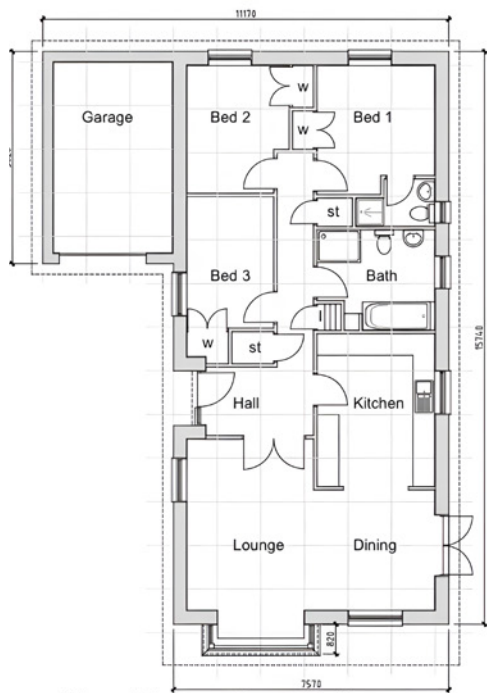




East Elevation as Proposed

South Elevation as Proposed

External Material Palette	
	1 Reddish-brown stone cladding
	2 Light grey stone cladding
	3 Dark grey stone cladding
	4 White render
	5 Dark grey render
	6 Light grey render
	7 Dark grey render
	8 Light grey render
	9 Dark grey render
	10 Light grey render
	11 Dark grey render
	12 Light grey render
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	16 Light grey render
	17 Dark grey render
	18 Light grey render
	19 Dark grey render
	20 Light grey render

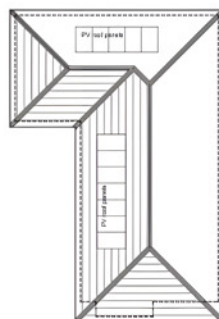


Floor Plan as Proposed

FOOTPRINT AREA = 142.60sq m. (incl. garage)  
GIFA = 104.01sq m. (excl. garage)



North Elevation as Proposed



Roof Plan as Proposed



West Elevation as Proposed



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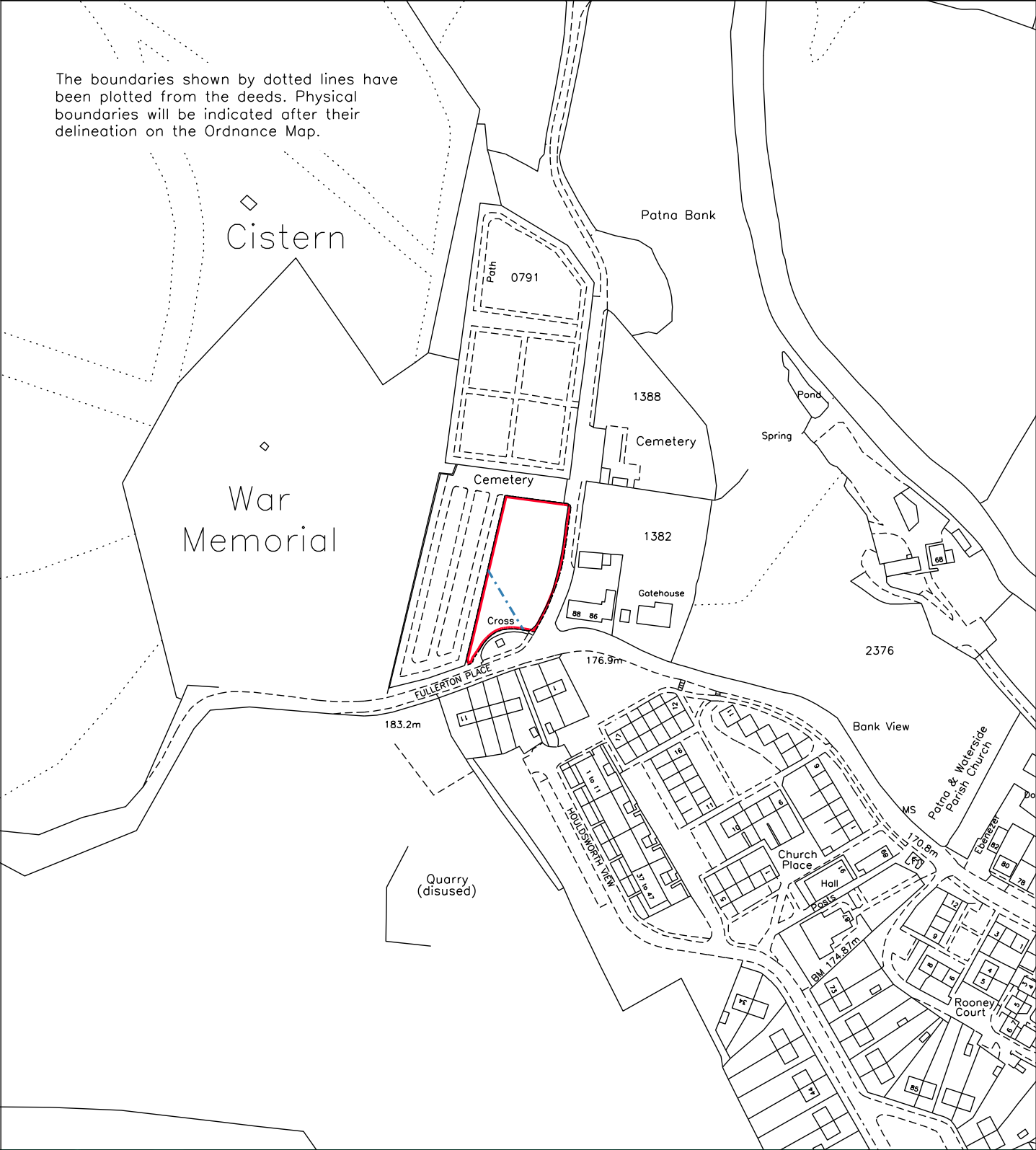
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<div></div> <div>LAND REGISTER OF SCOTLAND</div>	Officer's ID / Date	TITLE NUMBER
	9995 12/3/2010	<b>AYR72336</b>
<div></div>	ORDNANCE SURVEY NATIONAL GRID REFERENCE	140m
NS4110 NS4011 NS4111 NS41SW		Survey Scale
		1/2500
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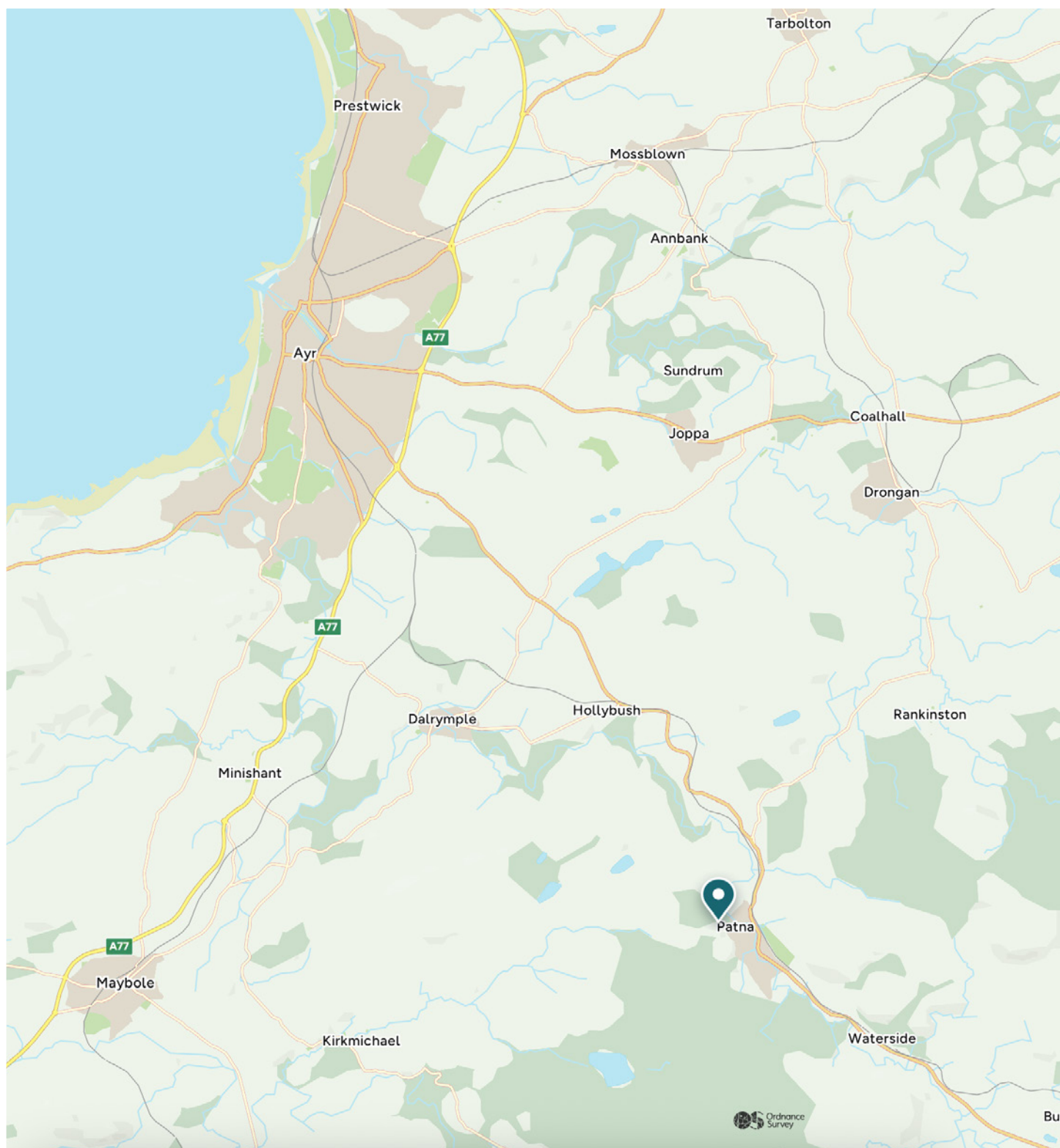


Patna, established in 1802 by William Fullarton, lies between Carrick and Kyle in East Ayrshire. Named after Patna in India, a nod to Fullarton's father's ties to the British East India Company, the village sits southeast of Ayr along the A713, near Dalmellington. It features a primary school, health centre, library, shops, and scenic riverside spots along the River Doon, celebrated by Robert Burns.

Well-connected by road and rail, Patna is just 15 minutes from Ayr and 30 minutes from Prestwick Airport. Nearby attractions include Culzean Castle, Burns Cottage, the Scottish Industrial Railway Centre, and the Scottish Dark Sky Observatory. Outdoor enthusiasts enjoy Loch Doon, coastal beaches, and numerous golf courses. With two bridges, the "ol brig" and "new brig" spanning the Doon, Patna offers a peaceful base for exploring Ayrshire's history and landscapes.

## The Location





# McEwan Fraser Legal

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