

Plot 4 Fullerton Place

PATNA, SOUTH AYRSHIRE, KA6 7NN



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



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





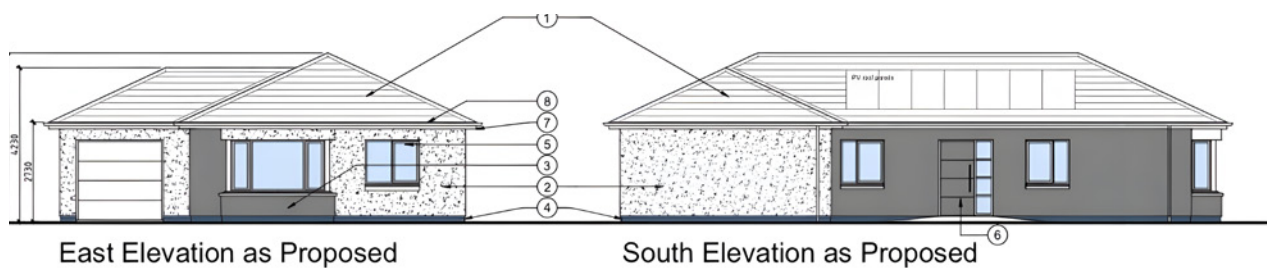
Part Exchange Available and ready in Spring 2026 are these fantastic bungalows, nestled in the village of Patna, within the rolling hills of East Ayrshire and is an ideal location to access many of Ayrshire's historic and picturesque sites, with the town of Ayr only being a 15-minute drive away.

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.

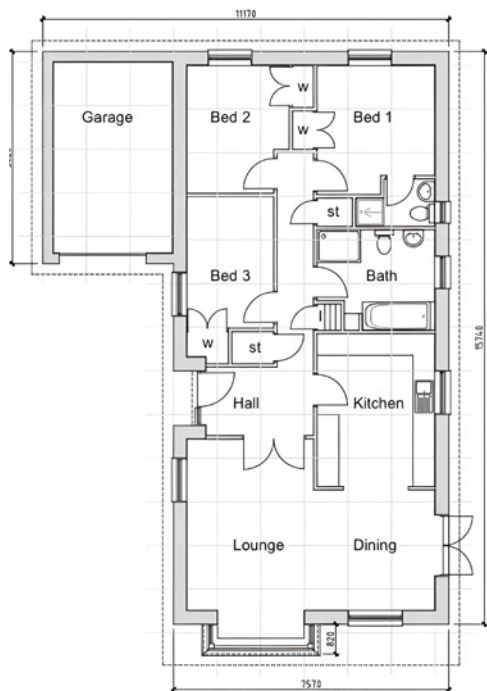




External Material Palette	
	1 Reddish-brown stone cladding (external roof line). Color - Charcoal
	2 Render of all walls. Color - White
	3 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	4 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	5 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	6 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	7 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	8 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	9 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	10 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	11 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	12 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	13 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	14 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	15 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	16 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	17 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	18 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	19 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey
	20 Dark cladding of stone cladding (external pattern). Color - Charcoal Grey

East Elevation as Proposed

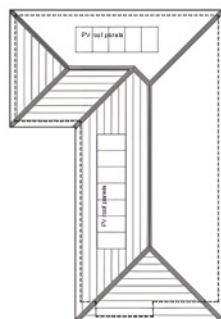
South Elevation as Proposed



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



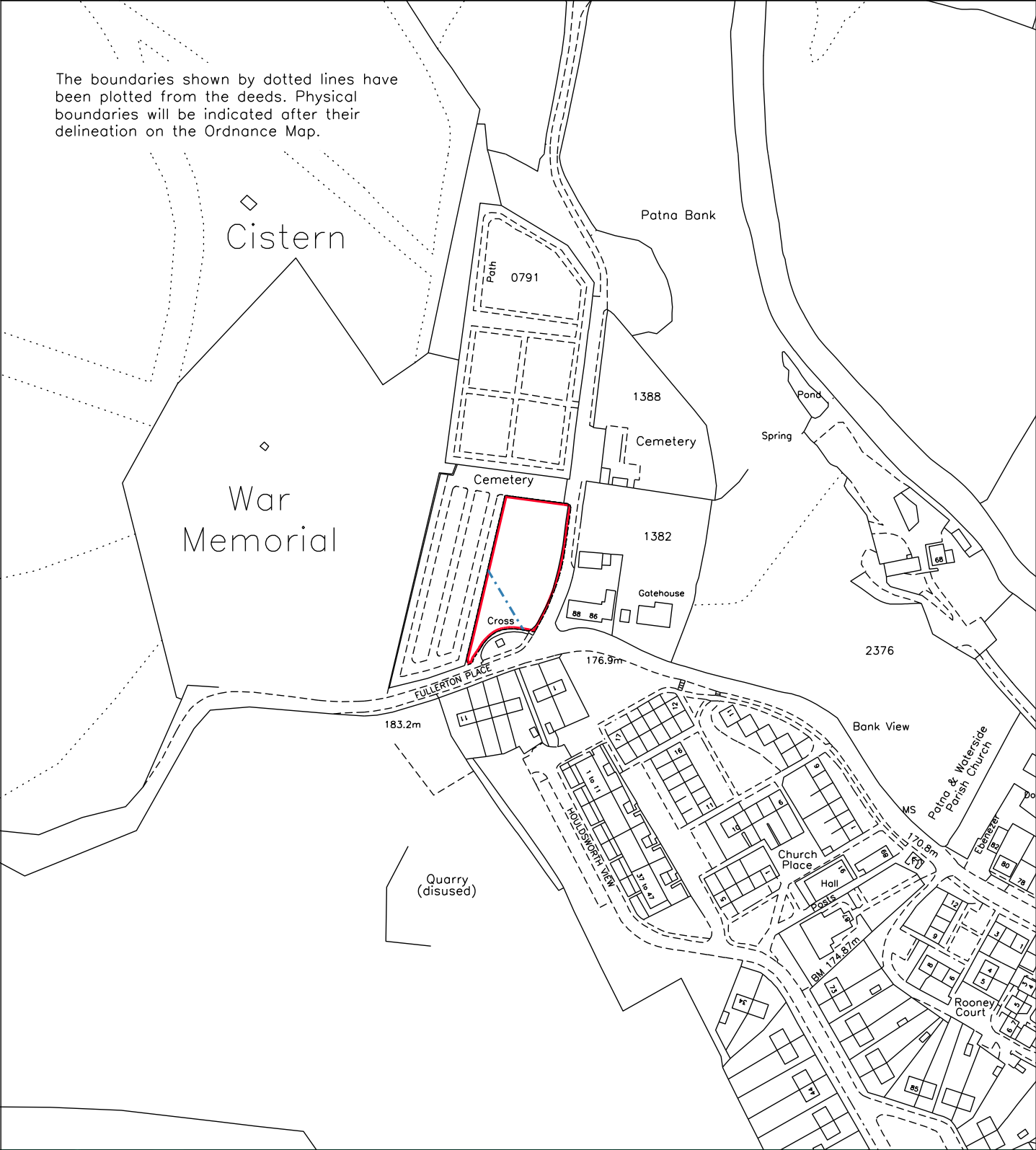
West Elevation as Proposed



axiomedesign
All rights reserved. No part of this publication may be reproduced without prior written permission from axiomedesign.co.uk

PROJECT	
Proposed Residential Development	
Purton Place	
East Ayrshire	
KML 7501	
PLOT 4, HOUSE TYPE D	
DATE	Aug 24
SCALE	1:50 @ A1
DESIGNER	DO
PROJECT NO.	FPP24/A1/108
Copyright © 2024	

 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	9995 12/3/2010	AYR72336
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	140m
NS4110 NS4011 NS4111 NS41SW		Survey Scale
		1/2500
CROWN COPYRIGHT © – This copy has been produced from the ROS Digital Mapping System on 01/07/2013 with the authority of Ordnance Survey under Section 47 of the Copyright, Designs and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. OS Licence no 100041182.		

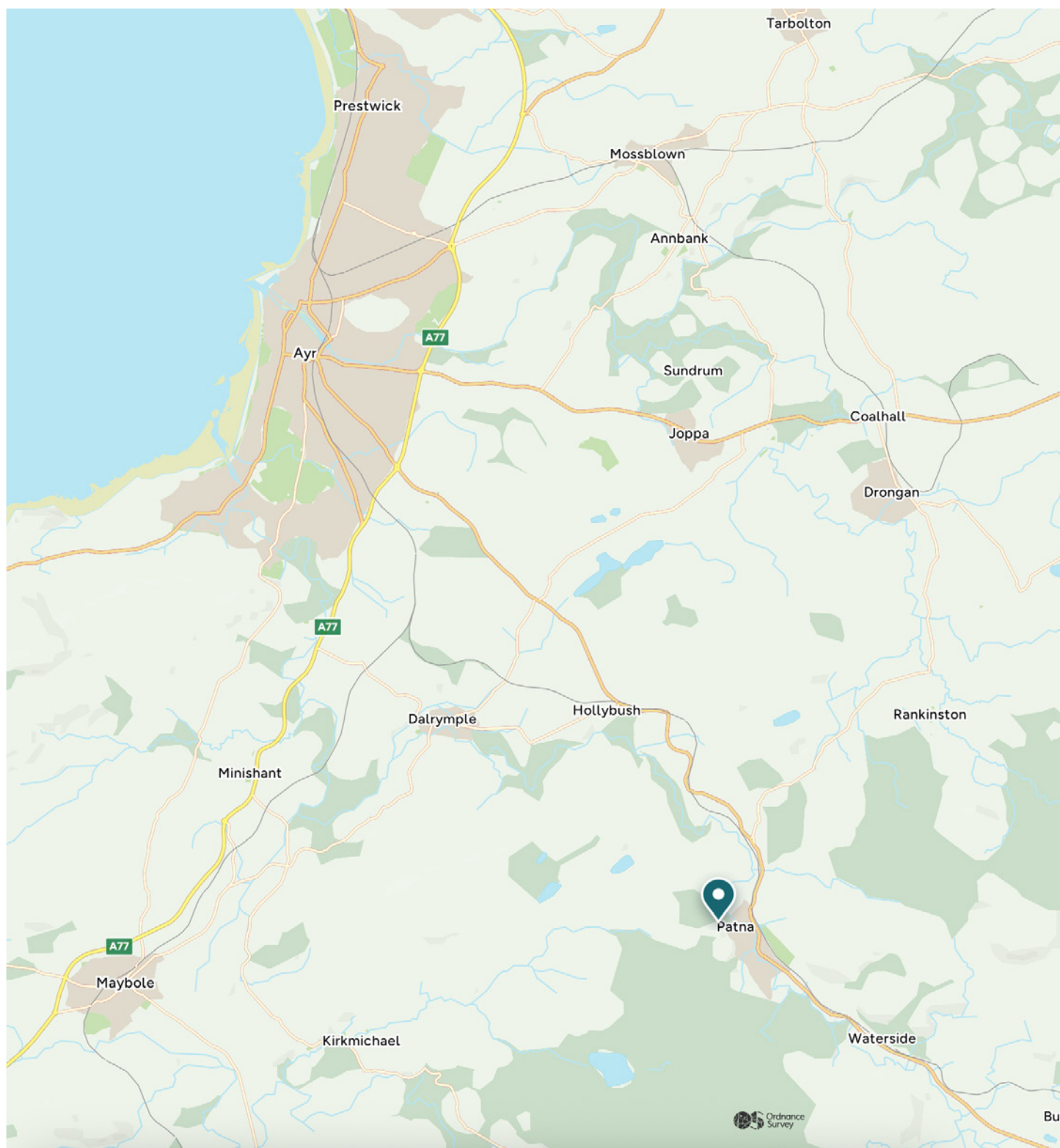




Patna, established in 1802 by William Fullarton, lies between Carrick and Kyle in East Ayrshire. Named after Patna in India, a nod to Fullarton's father's ties to the British East India Company, the village sits southeast of Ayr along the A713, near Dalmellington. It features a primary school, health 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

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.