

Plot 2 Fullerton Place

PATNA, SOUTH AYRSHIRE, KA6 7NN



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



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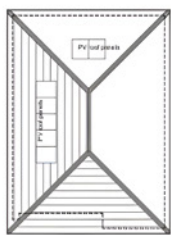
Part Exchange Available and ready in Spring 2026 are these fantastic bungalows, nestled in the village of Patna, within the rolling hills of East Ayrshire and is an ideal location to access many of Ayrshire's historic and picturesque sites, with the town of Ayr only being a 15-minute drive away.

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

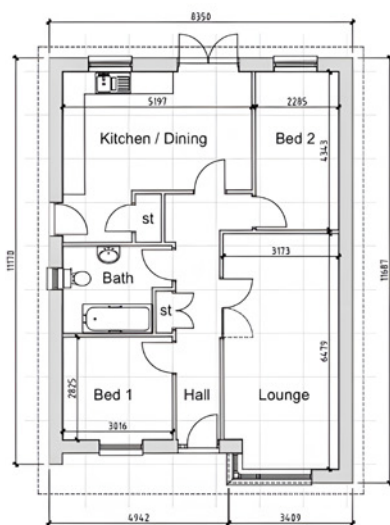
Plot 2 offers open plan living/dining around a well-appointed kitchen, ideal for having all the family together. In addition, French doors open onto to the rear garden, where you can invite outside in. There are two bright and airy, well-appointed bedrooms. The luxury family bathroom completes the accommodation internally.

Externally, there are private garden grounds with a driveway providing off-road parking.



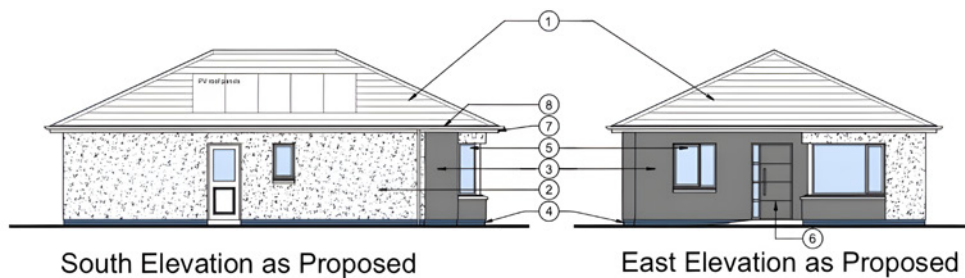


Roof Plan as Proposed
scale 1:100



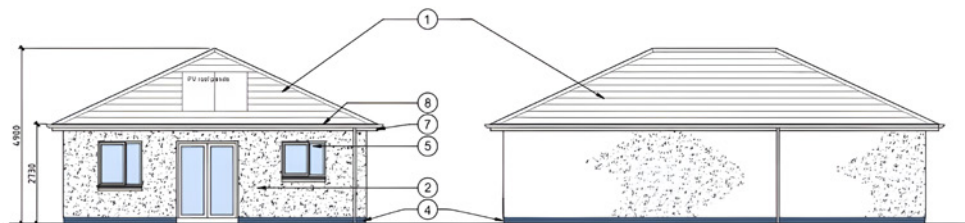
Floor Plan as Proposed

FOOTPRINT AREA = 93.50sq m.
GIFA = 78.80sq m.



South Elevation as Proposed

East Elevation as Proposed



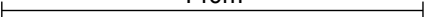
West Elevation as Proposed

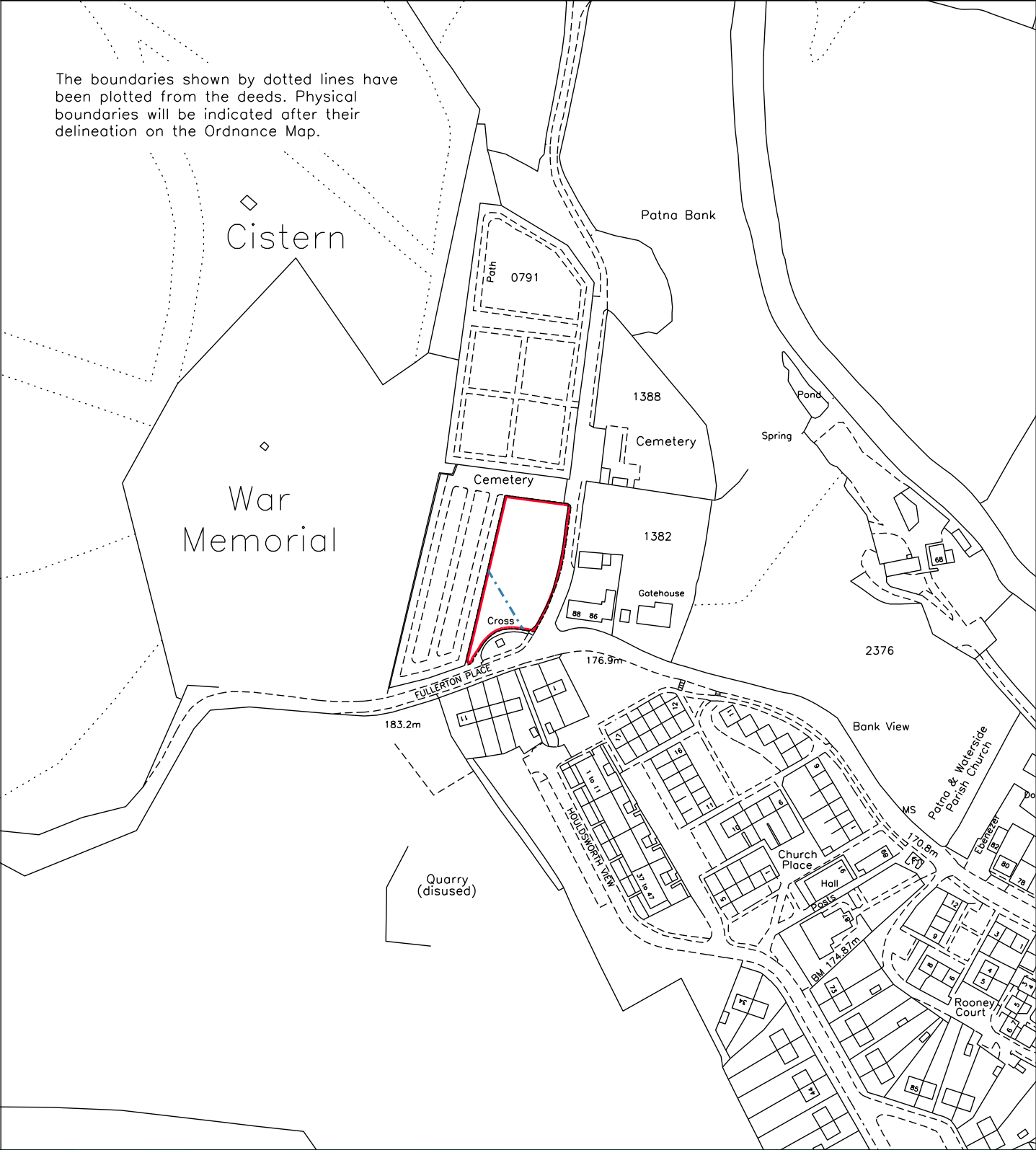
North Elevation as Proposed

External Material Palette	
①	Reddish Brown weathering material, roof tiles. Colour - C Manual
②	Render of all walls. Colour - White
③	Stone cladding of facade, entrance porch, front porch. Colour - C Manual
④	Stone cladding of facade, entrance porch, front porch. Colour - C Manual
⑤	Stone cladding of facade, entrance porch, front porch. Colour - C Manual
⑥	Stone cladding of facade, entrance porch, front porch. Colour - C Manual
⑦	Stone cladding of facade, entrance porch, front porch. Colour - C Manual
⑧	Stone cladding of facade, entrance porch, front porch. Colour - C Manual
⑨	Composite Door
⑩	PVCu frames and sills, colour - white
⑪	PVCu gutters and downpipes, colour - black



axiomedesign	
PROPOSED RESIDENTIAL DEVELOPMENT	
PLOT 1, HOUSE TYPE A	
DATE	15/06/21
BY	DO
PROJECT NO.	FPP2/01/105

 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
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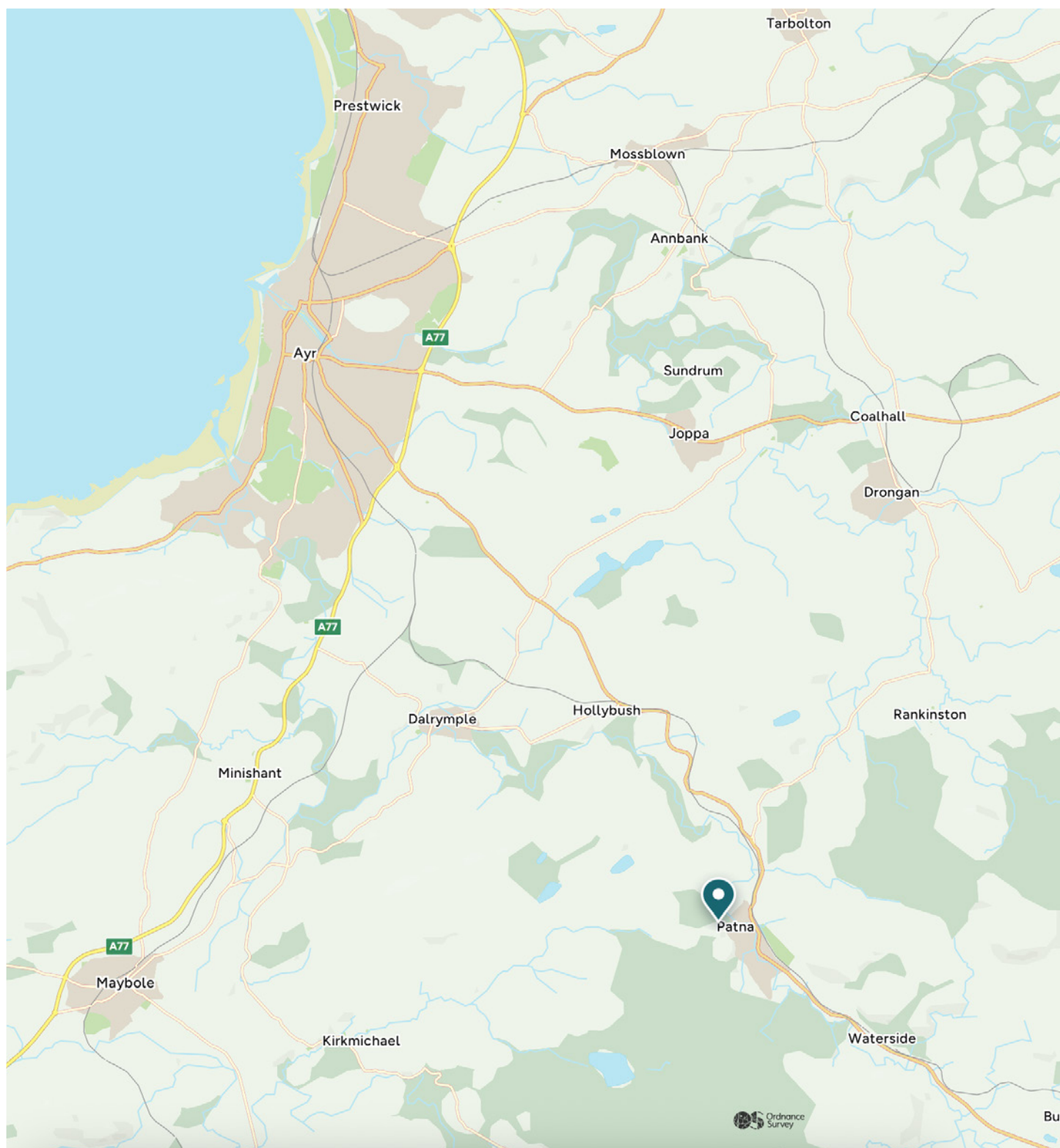




Patna, established in 1802 by William Fullarton, lies between Carrick and Kyle in East Ayrshire. Named after Patna in India, a nod to Fullarton's father's ties to the British East India Company, the village sits southeast of Ayr along the A713, near Dalmellington. It features a primary school, health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



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Part
Exchange
Available



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