



**26 MONTGOMERIE DRIVE**

FAIRLIE



C O R U M

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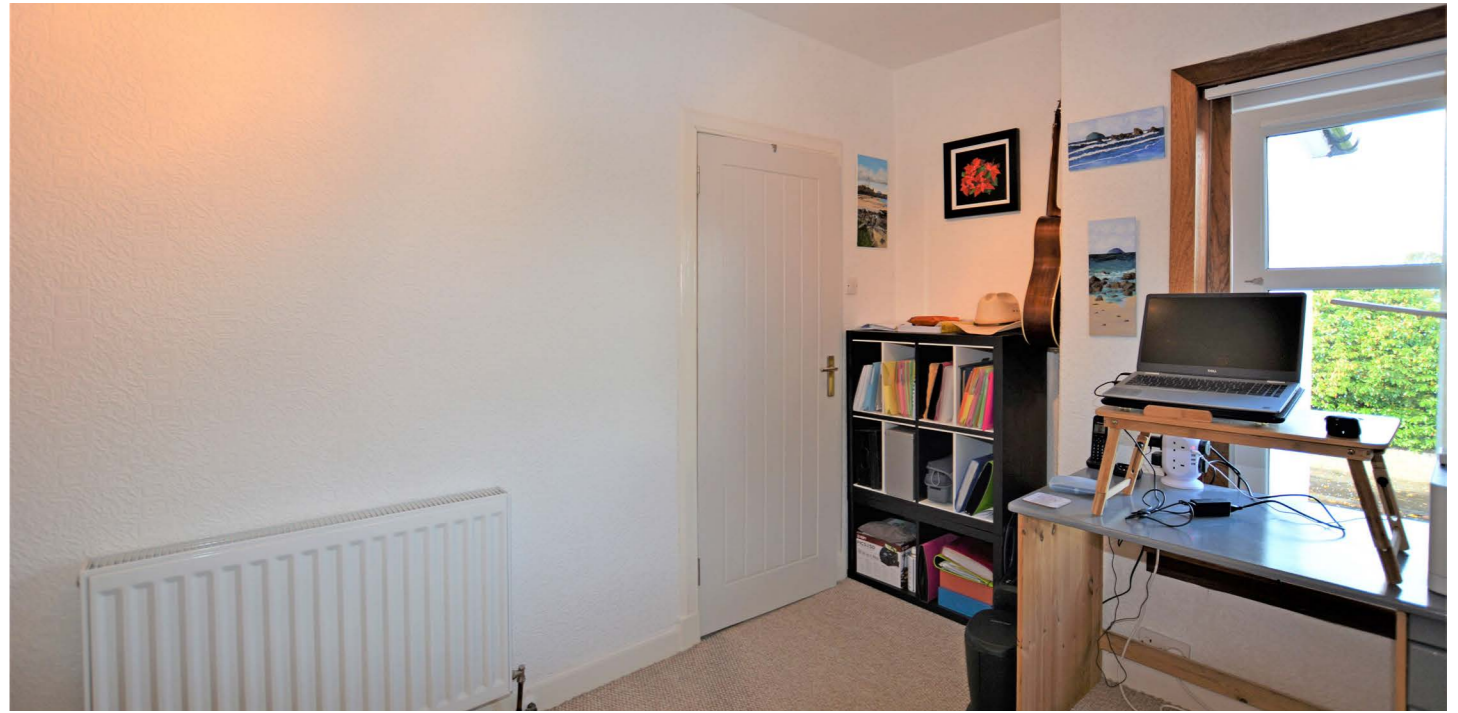
## 26 MONTGOMERIE DRIVE, FAIRLIE

3 | BEDROOMS 1 | BATHROOM 2 | PUBLIC ROOMS

Located in the heart of the popular coastal village of Fairlie which lies a short distance to the south of the main centre of Largs and ideally placed for ease of access to the seafront with its many coastal paths and Fairlie mainline train station, 26 Montgomerie Drive is a fine example of a full two storey semi detached villa that will hold broad appeal.

The property itself is presented in good order with accommodation to include entrance vestibule opening to a reception hallway. The reception hall gives access to a front facing lounge with bay window and real fire at its focal point. A door to the rear of the hall gives access to a formal dining room with outlooks over the rear gardens. The dining room has doorway access to a modern kitchen fitted with a range of wall and base units with integrated appliances to include induction hob, oven, combination oven/microwave, dishwasher, washer dryer and fridge/freezer. The kitchen has doorway access to the rear gardens. On the upper landing there are three bedrooms and a modern fully tiled shower room fitted with a three piece suite to include WC, wash hand basin and shower cubicle with rainfall head. In addition to the above the property has double glazing, gas central heating and ample driveway parking to the side leading to a detached garage (currently used as a workshop) equipped with power and light. The property has front and rear gardens. The rear gardens are a particularly attractive feature of the property being of excellent proportion, enclosed and laid to lawn with a woodland backdrop.

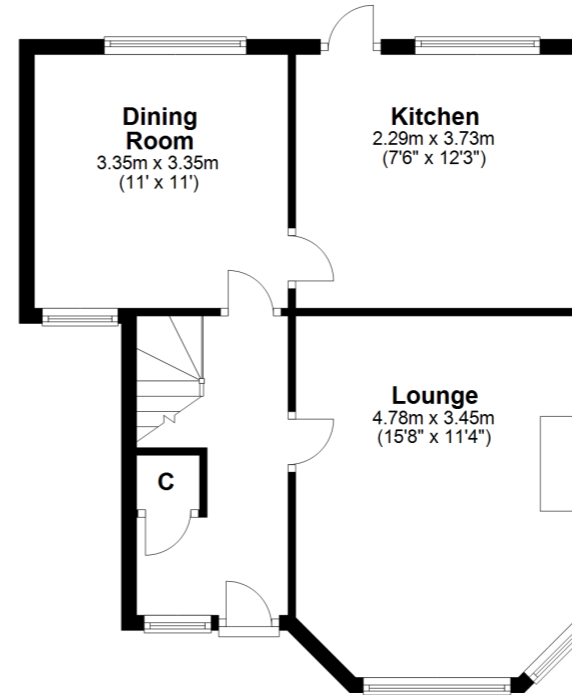




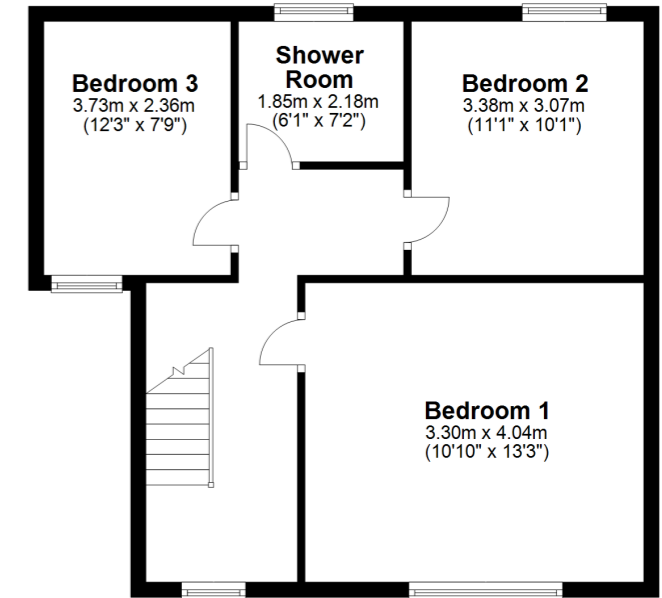




### Ground Floor



### First Floor



### Local Area

Largs is a popular holiday destination and is becoming increasingly popular for those looking for a seaside home in a town with a good range of amenities and recreational facilities. The Largs Academy Campus (built 2018) incorporates Early Years Learning, Largs Primary and St Mary's Primary as well as the highly regarded Largs Academy. Inverclyde, Scotland's National Sport's centre has also recently been refurbished. The area has excellent travel links including Largs railway station, bus routes and easy access to the major road networks. There are many restaurants and hotels in the area, with the yacht marina and seafront being an attraction for many. Prestwick and Glasgow Airport offer regular flights throughout Britain, Ireland and Europe.

**LA1536** | Sat Nav: 26 Montgomerie Drive, Fairlie, KA29 0DY

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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