



13 FAIRLIEBURN GARDENS

FAIRLIE



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13 FAIRLIEBURN GARDENS, FAIRLIE

4 | BEDROOMS 2 | BATHROOMS 1 | PUBLIC ROOM

Positioned yards from the waterfront and boasting fabulous, panoramic views of the Firth of Clyde, Cumbrae and Arran from the lounge, dining kitchen, three bedrooms and gardens, 13 Fairlieburn Gardens represents a rare opportunity to acquire this modern detached villa that makes an ideal family home.

The property is located in a cul de sac shared with only two other properties and is well placed for ease of access to all of Fairlie's amenities including the mainline train station which is less than half a mile from the property. In more detail the accommodation on offer comprises an entrance vestibule which opens to a reception hallway with WC/ cloakroom.

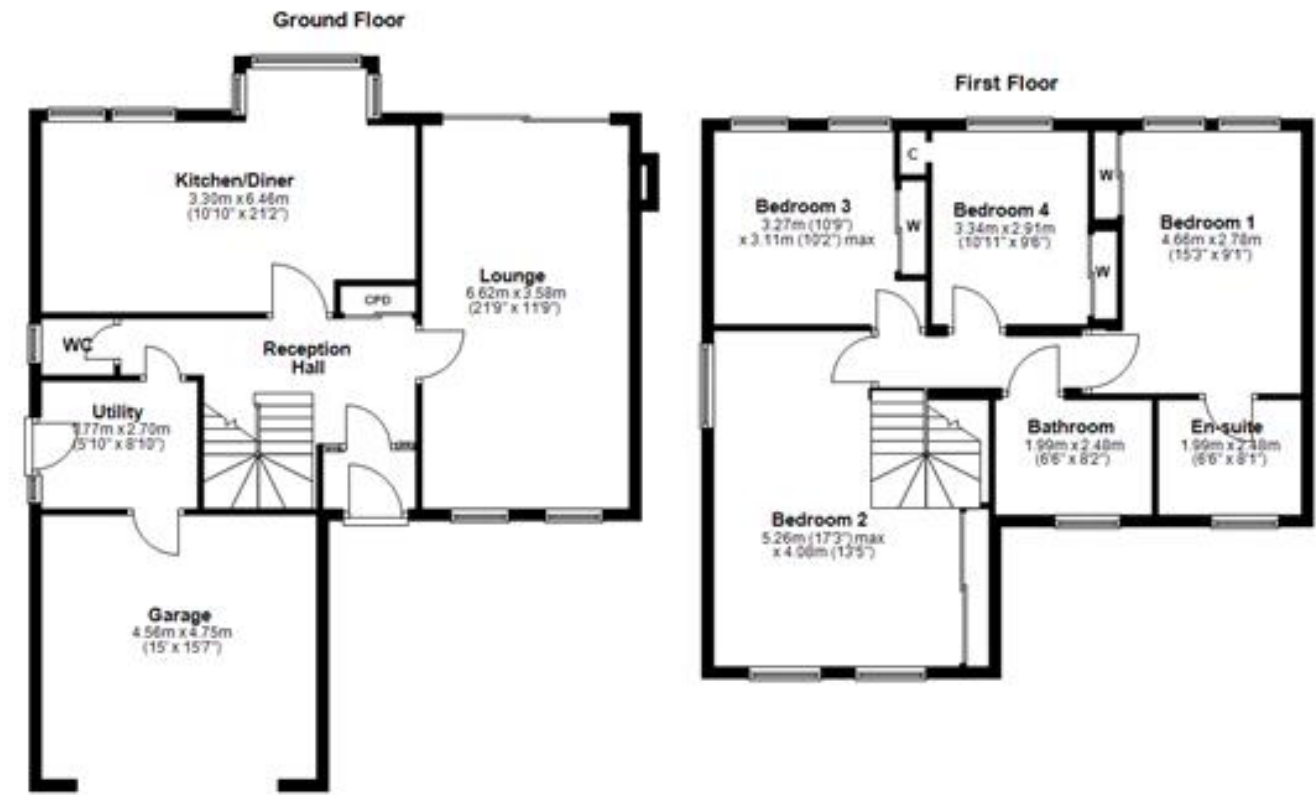
The lounge spans the full width of the house and features a woodburning stove and a set of full height glazed sliding patio doors opening to the rear gardens. There is a dining sized kitchen fitted with a range of wall and base units with box bay window enjoying panoramic water views. A utility room with plumbing for a washing machine has doorway access to a double integral garage equipped with power and light and also to the rear gardens. On the upper landing there are four double bedrooms. All the bedrooms have built in wardrobe storage and three have superb elevated water views. The master bedroom has a spacious modern ensuite shower room with three piece suite to include WC, wash hand basin with vanity unit and shower cubicle.

The family bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with electric over bath shower. In addition to the above the property has double glazing, electric heating and monobloc parking to the front leading to an integral garage equipped with power and light. The property has lawned gardens with the rear gardens enjoying fabulous Firth of Clyde, Cumbrae and Arran views, there is direct access to the beach via a gate in the garden.









Local Area

Fairlie is a popular small village located on the Clyde Coast, south of Largs. The village has many amenities which include a primary school, Fairlie Primary, local bar / restaurant, shopping facilities and a bowling club. Fairlie is located within close proximity to Kelburn Country Park and Largs Marina and it is within the catchment area for those who have children attending Largs Academy Campus. The village is also well positioned for accessing all major road networks and there is a local train station which provides a frequent mainline service to Largs and Glasgow.

LA1552 | Sat Nav: 13 Fairlieburn Gardens, Fairlie, KA29 0ER

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



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