



1 KEPPENBURN COTTAGE

FAIRLIE

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2 | BEDROOMS

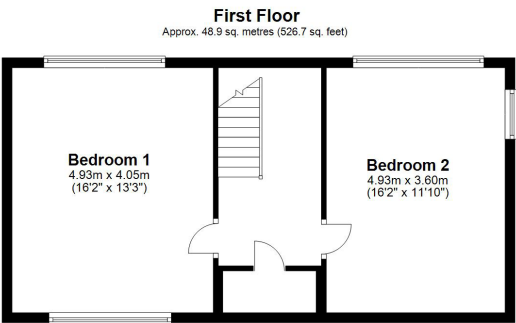
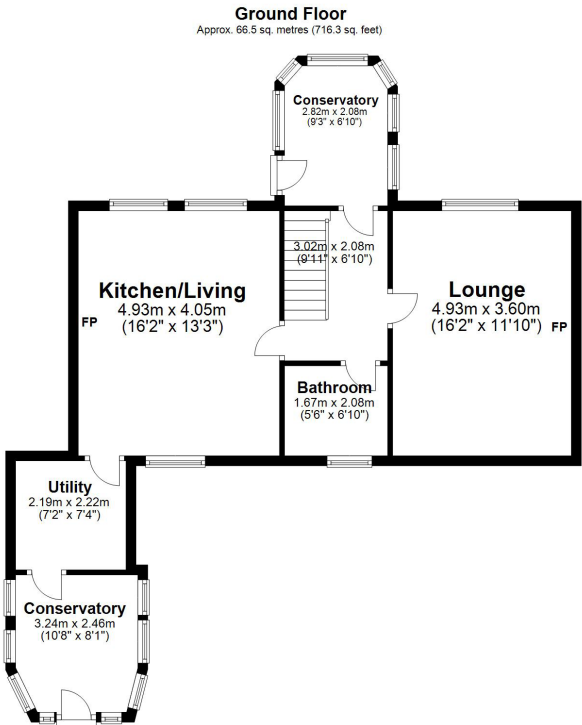
1 | BATHROOM

2 | PUBLIC ROOMS

Located in this unique elevated setting within the grounds of Kelburn Estate and enjoying fabulous views of the Firth of Clyde, Cumbrae and Arran in the west from the lawned gardens, lounge, kitchen/living room, conservatory and both upper bedrooms, 1 Keppenburn Cottage is a traditional semi detached cottage positioned in this secluded woodland setting.

The property is presented in good internal and external order and sits in a generous plot with ground to the rear. The current owners have added a superb static lodge to the rear of the main cottage with accommodation to include living room with fitted kitchen area, two bedrooms with the master bedroom having an ensuite bathroom, guest bedroom and patio area with views. The lodge is heated with LPG. To the rear of the lodge is a large commercial insulated container that can be connected for electric power. BOTH THE STATIC LODGE AND CONTAINER WILL BE SOLD BY SEPARATE NEGOTIATION. The accommodation in the cottage comprises a main entrance via the front facing conservatory. A reception hallway gives access to a spacious lounge with wood burning stove and westerly views. The hallway also gives access to a kitchen/ family/living room with wood burning stove. The kitchen area is fitted with a range of wall and base units with butchers block work surfaces and integrated appliances to include gas hob oven and extractor. To the rear of the kitchen is a utility room which opens to a rear conservatory. The utility room is plumbed for a dishwasher, washing machine and features an American style fridge freezer which may be included in the sale. The family bathroom fitted with a three piece suite to include WC, wash hand basin and spa bath completes the accommodation on the ground floor. On the upper landing there are two well proportioned double bedrooms both with Firth of Clyde views. In addition to the above the property has double glazing, gas central heating, driveway parking for four vehicles, a bar-b-que hut, timber entertaining deck and enclosed lawned gardens with a westerly aspect and panoramic views.





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.

LA1624 | Sat Nav: 1 Keppenburn Cottage, Fairlie, KA29 0BQ

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



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