



**25 Bay Street**  
Fairlie, Largs, KA29 0AL

**Offers over £380,000**

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## 25 Bay Street Fairlie, Largs, KA29 0AL

Robert Duff are thrilled to bring this fantastic property to the market. This stunning end terraced townhouse on Bay street is located in the tranquil west coast village of Fairlie and sits right at the waters edge on the Firth of Clyde where you can enjoy the breathtaking views and sunsets from your balcony or patio. This beautifully presented property is set over three levels. On the ground floor you enter through a porch into a welcoming hallway which leads to a dining room, handy cloakroom, and modern fitted kitchen with integrated appliances and doors to patio area,, Upstairs is the master bedroom with ensuite, the living room with access via patio doors to the west facing balcony commanding uninterrupted sea views. On the upper floor are two double bedrooms one with walk in wardrobe and a further bedroom currently being used as an office.

There is driveway parking for two cars, spacious integral garage which can be accessed internally and to the rear there is a private patio. The enclosed patio has gate access to the stairs leading to the beach opposite.

This home blends contemporary modern living with the calm vibe of a village setting and will appeal to a wide sector of the market.

Fairlie offers good transport links to Glasgow, Ayrshire and beyond and Fairlie early years and primary school provides excellent provision.

**Porch**  
3'6 x 3'8 (1.07m x 1.12m)

**Hall**  
13'97 x 10'2 at widest (3.96m x 3.10m at widest)





**WC**

6'2 x 4'0 (1.88m x 1.22m)

**Storage Cupboard**

6'2 x 5'7.5 (1.88m x 1.52m)

**Kitchen**

13'5 x 10'5 (4.09m x 3.18m)

**Dining Room**

9'7 x 12'9 (2.92m x 3.89m)



**Landing**

12'4 x 5,6 at widest (3.76m x 1.52m, 1.83m at widest)

**Bedroom One**

18'4 x 10'8 (5.59m x 3.25m)

**En Suite**

5'2 x 7'8 (1.57m x 2.34m)

**Lounge**

20'6 x 12'10 (6.25m x 3.91m)

**Landing**

6'1 x 5'7 (1.85m x 1.70m)

**Office/Bedroom Four**

12'9 x 10'3 (3.89m x 3.12m)

**Bedroom Two**

12'9 x 10'1 (3.89m x 3.07m)

**Bedroom Three**

10'7 x 13'5 (3.23m x 4.09m)

**Walk In Wardrobe**

6'7 x 6'5 (2.01m x 1.96m)

**Bathroom**

6'7 x 6'10 (2.01m x 2.08m)

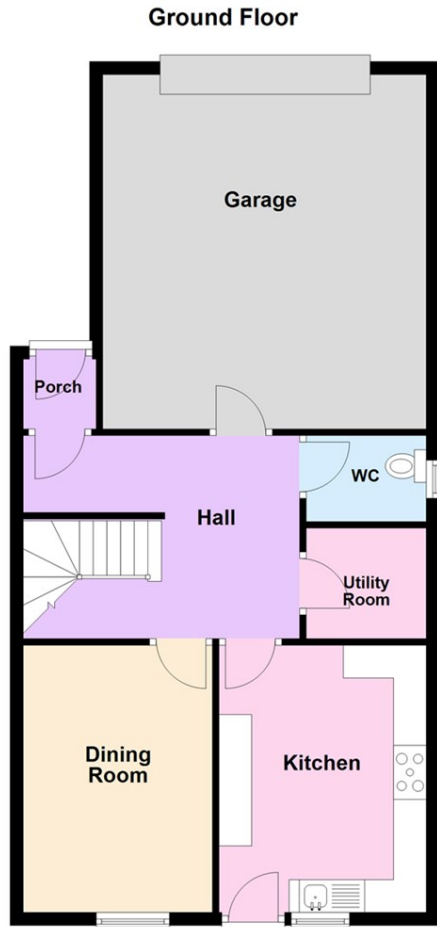
**Storage Cupboard**

7'1 x 2'7 (2.16m x 0.79m)

**Outside**



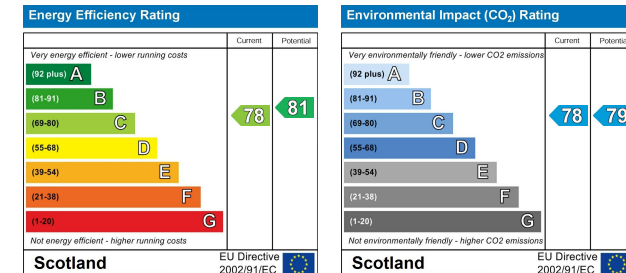
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

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