



## 5 Fairways, Irvine

In Excess of £355,000

DONALD  
**ROSS**  
RESIDENTIAL





## 5 Fairways

Irvine, Irvine

An impressive four-bedroom detached villa on a spacious plot in a peaceful Irvine cul-de-sac. The home offers a large lounge, separate dining room, and a modern kitchen with breakfast bar. Upstairs, all bedrooms are doubles, including a principal suite with four-piece ensuite. Outside: integral garage, multi-car driveway, and generous gardens—ideal for family living. Council Tax band: G

Tenure: Freehold

- Four double bedrooms including a principal suite—spacious layout ideal for families.
- Principal bedroom with large ensuite, offering luxury and privacy.
- Modern kitchen featuring a breakfast bar, perfect for casual dining and sociable cooking.
- Generous lounge providing relaxed, comfortable family living space.
- Separate formal dining room, ideal for entertaining and family meals.
- Ground-floor WC, adding practical convenience to daily living.
- Integral garage providing secure internal storage and access.
- Large multi-car driveway, accommodating several vehicles with ease.
- Set on a large plot, with spacious gardens often landscaped, typical of upscale homes in Fairways.
- Quiet cul-de-sac setting, offering privacy and minimal traffic—a hallmark of the area's desirable layout.









































































































 **TOILET RULES**  
If you lift it... *Put it down*  
If it runs out... *Replace it*  
If you miss... *Flush it*  
If you're finished... *Wash it*  
If it smells... *Spring it*







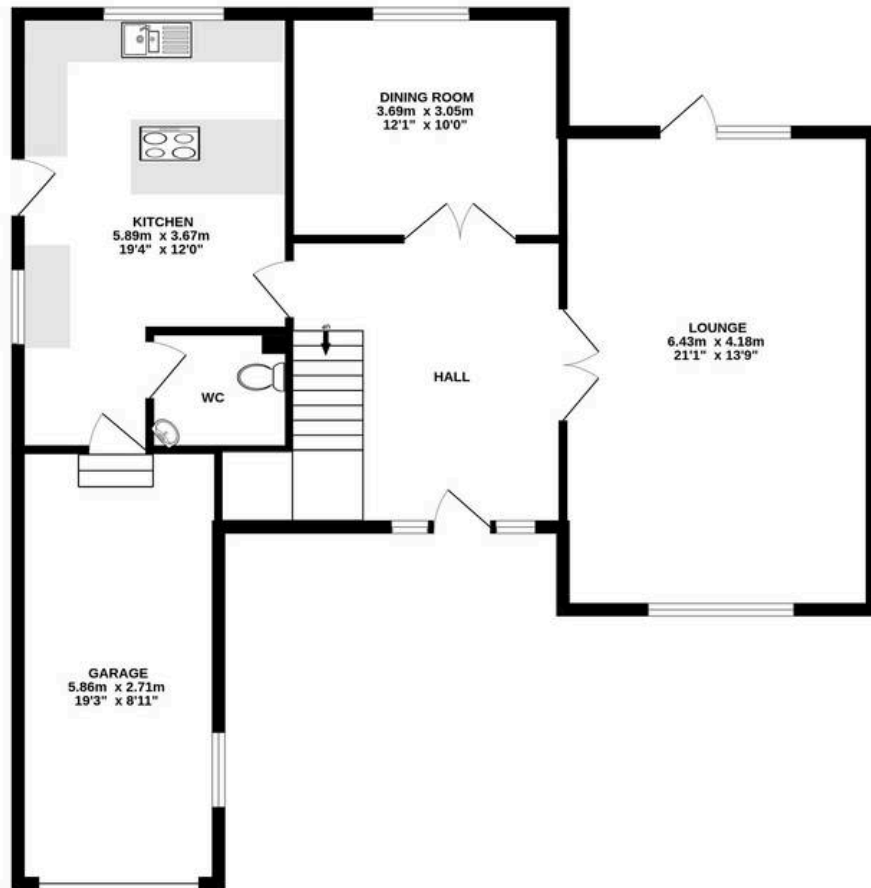




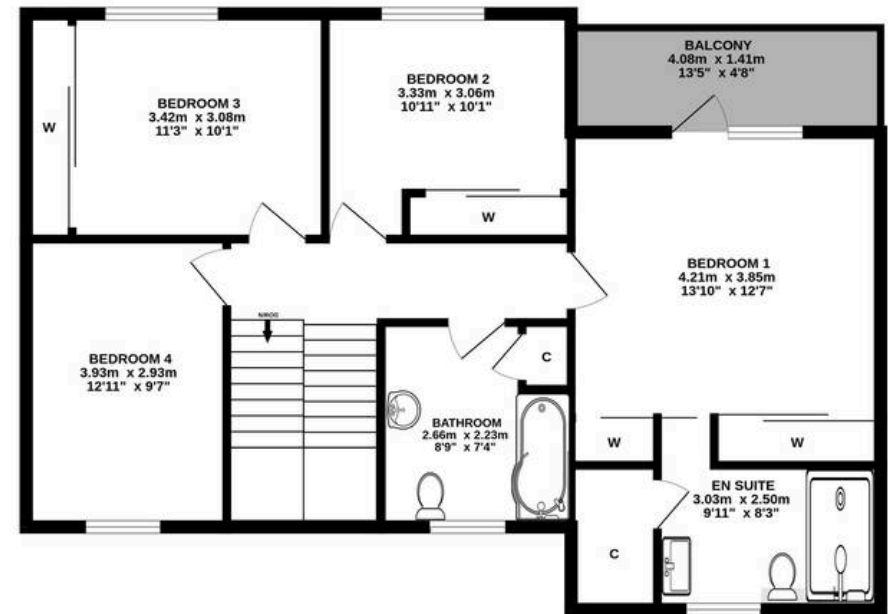




## GROUND FLOOR



## 1ST FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Donald Ross Residential Irvine

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