

FAIRWAYS
View
IRVINE



dundas

www.dundas.co.uk



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Photographs show typical Dundas interiors

Move to our house ...

A reputation you can trust

Dundas Estates is the property development division of the James Walker Leith Group, a quality construction company established in 1863 with a highly respected name in the construction industry.

Strong and Steady; Reliable and Consistent; Innovative and Aspirational and, Resourceful and Prudent describe the core values of the Group. Coupled with these core values is the comfort of knowing that the companies comprising the James Walker Leith Group operate on a strong financial footing.

These core values are the foundations of Dundas Estates. Dundas started life developing a small number of bespoke, luxury homes. The company has steadily grown to become a successful residential property developer committed to creating high quality, affordable homes across Scotland.

Dundas take pride in the homes they build and in the outstanding levels of service provided to our homebuyers. Every home is backed by a Premier Guarantee which gives a 10 year structural warranty.

When it comes to buying your new Dundas home it is reassuring to know that you are dealing with a successful company with an established first class reputation.



Computer generated image. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Negotiator for further details.

Fairways View is a development of 3 bedroom terraced homes (Phase I), 2 and 3 bedroom detached bungalows, and 3, 4 & 5 bedroom detached family homes are planned for Phase 2.



FAIRWAYS View

IRVINE



Photograph shows typical Dundas interior

Located on the Ayrshire Coast

Fairways View is located to the North of Irvine and nestles between Ravenspark Golf Course and Irvine Golf Course. Enjoying a semi rural setting but just minutes away from Irvine town centre, Fairways Views is conveniently placed for easy access to all major travel networks.

Irvine Harbourside and Beach Park houses the popular Harbour Art Centre together with an abundance of bars, restaurants and cafes.

Golf enthusiasts are spoiled for choice with Ravenspark Golf Course and Irvine Golf Course right on the doorstep and Championship golf courses not too far away.

And if golf is not your cup of tea the Magnum Sport and Leisure Centre offers a swimming pool, ice rink, games halls, fitness centre and a theatre.

Retail therapy can be found in Irvine High Street or under cover at the Rivergate Shopping Centre.

Just a short walk from the Fairways View development is Irvine Royal Academy and there are numerous primary schools and pre school nurseries that cater for all.



... and make yourself at home

Alexander

3 bedroom terraced with en suite

Plots **1** **3** **5** **7** **9** **10** **11** **12** and **14**

Lounge	4.63 x 3.89	15'2" x 12'9"
Kitchen/Dining	6.00 x 3.56	19'8" x 11'8"
Master Bed	3.86 x 2.73	12'8" x 8'11"
En suite	2.27 x 1.31	7'5" x 4'4"
Bed 2	2.93 x 2.71	9'7" x 8'11"
Bed 3	3.22 x 2.19	10'7" x 7'2"
Bathroom	2.28 x 1.93	7'6" x 6'4"
Total Floor Area:	105m²	1130sq.ft



FAIRWAYS View

3 bedroom HOME

The **Alexander** is a 3 bedroom terraced villa designed to give a modern living space. Offering spacious family accommodation over two levels, the ground floor features a generous formal lounge and an open plan kitchen/dining room with French doors leading to a patio area and rear garden. Upstairs there is a spacious en suite master bedroom with a further generous second double bedroom and a single bedroom. All three bedrooms have built in wardrobes and vanity furniture is included as standard in the en suite and family bathroom.



Please note that some properties are built handed (mirror image) to those illustrated. These floor plans depict a typical layout of this house type. All dimensions are approximate and floor plans are not to scale.



Drum

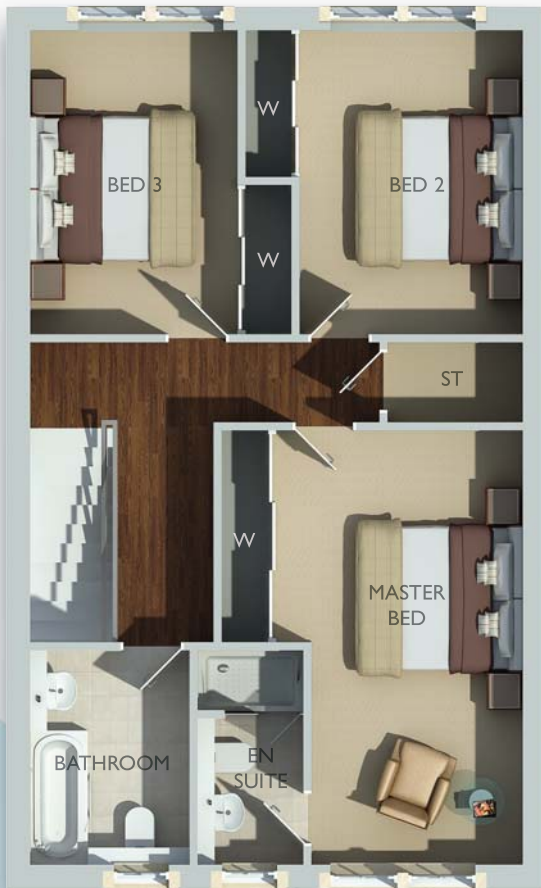
3 bedroom terraced with en suite

Plots **2** **4** **6** **8** and **13**

Lounge	5.92 x 3.72	19'5" x 12'2"
Kitchen/Dining	6.01 x 4.31	19'9" x 14'2"
Master Bed	5.40 x 2.96	17'9" x 9'9"
En suite	2.62 x 1.31	8'7" x 4'4"
Bed 2	3.73 x 2.60	12'3" x 8'6"
Bed 3	3.72 x 2.52	12'2" x 8'3"
Bathroom	2.63 x 1.91	8'8" x 6'3"
Total Floor Area:	129m²	1390 sq.ft

3 bedroom HOME

The **Drum** is a 3 bedroom terraced villa offering a very generous and stylish living space over two levels. The ground floor features a spacious formal lounge and an open plan kitchen and dining room with French doors leading to a patio area and rear garden. Upstairs there is a large en suite master bedroom with a further two generous double bedrooms. All three bedrooms have roomy built in wardrobes and vanity furniture is included as standard in the en suite and family bathroom.



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specification

FAIRWAYS View



EXTERNAL:

- TIMBER FRAME CONSTRUCTION WITH STONE DETAILING AND CO-ORDINATED RENDER.
- HIGH PERFORMANCE INSULATED FRONT DOORS
- BELL AND NUMERALS TO FRONT DOOR
- LIGHT TO FRONT DOOR
- UPVC FRENCH DOORS
- LIGHT TO FRENCH DOORS
- UPVC DOUBLE GLAZED WINDOWS
- SLABBED PATHS
- PAVIOUR DRIVEWAY
- TURF TO FRONT GARDEN



INTERNAL:

- GAS CENTRAL HEATING WITH HIGH EFFICIENCY CONDENSING COMBINATION BOILER AND THERMOSTATIC RADIATOR VALVES
- HIGH THERMAL INSULATION
- TIMBER FINISH INTERNAL DOORS WITH CHROME IRONMONGERY
- WHITE PAINTED GLAZED INTERNAL DOORS WITH CHROME IRONMONGERY (WHERE APPLICABLE)

KITCHEN:

- LUXURY FITTED KITCHEN WITH CHOICE OF DOORS AND WORKTOPS (SUBJECT TO BUILD STAGE)
- SMEG STAINLESS STEEL SINGLE ELECTRIC OVEN
- SMEG STAINLESS STEEL 4 BURNER GAS HOB
- STAINLESS STEEL CHIMNEY HOOD.
- INTEGRATED FRIDGE FREEZER
- 1.5 BOWL STAINLESS STEEL SINK WITH MIXER TAPS IN KITCHEN

BATHROOM, SHOWER ROOM & EN SUITE:

- WHITE SANITARY WARE FROM A RANGE BY PORCELANOSA
- CHOICE OF VANITY FURNITURE IN BATHROOM & EN SUITE
- SHOWER IN EN SUITE
- CHOICE OF WALL TILING IN BATHROOM AND EN SUITE FROM A RANGE BY PORCELANOSA (SUBJECT TO BUILD STAGE)

BEDROOMS:

- SLIDING WARDROBE DOORS WITH OPAQUE GREY GLASS AND SILVER METALLIC TRIM TO ALL BEDROOMS

DECORATION:

- COVING THROUGHOUT
- MOULDED SKIRTINGS, FACINGS FINISHED IN WHITE GLOSS
- STAIR BALUSTRADE AND HANDRAIL FINISHED IN WHITE GLOSS.
- INTERNAL WALLS FINISHED IN MAGNOLIA AND CEILINGS FINISHED IN WHITE EMULSION

ELECTRICAL:

- DOWNLIGHTERS TO KITCHEN AND DINING AREA
- LOW ENERGY PENDANT LIGHT FITTINGS TO ALL OTHER ROOMS
- MAINS LINKED SMOKE DETECTORS TO BOTH GROUND AND FIRST FLOOR
- CARBON MONOXIDE DETECTOR FITTED IN THE KITCHEN
- TELEVISION POINT IN LOUNGE AND ALL BEDROOMS
- TELEPHONE POINT IN HALL AND MASTER BEDROOM
- SHAVER SOCKET IN BATHROOM AND EN SUITE

OPTIONAL EXTRAS:

WE HAVE A RANGE OF OPTIONAL EXTRAS WHICH CAN ADD A SPECIAL TOUCH TO YOUR HOME – PLEASE ASK OUR SALES NEGOTIATOR FOR DETAILS. (ALL OPTIONAL EXTRAS ARE SUBJECT TO BUILD STAGE AND ARE LIMITED TO OUR STANDARD VARIATION LIST.)

Development Plan...



Terraced House types
ALEXANDER
DRUM

This Development plan is for orientation purposes only and does not show details of gradients of land, boundary treatments, lighting etc. This plan has been prepared with care and whilst it is our intention to build in accordance with this plan there are occasions when boundaries, footpaths and landscaping change as the development proceeds. Please ask our Sales Negotiator for the details of your chosen property prior to reservation.



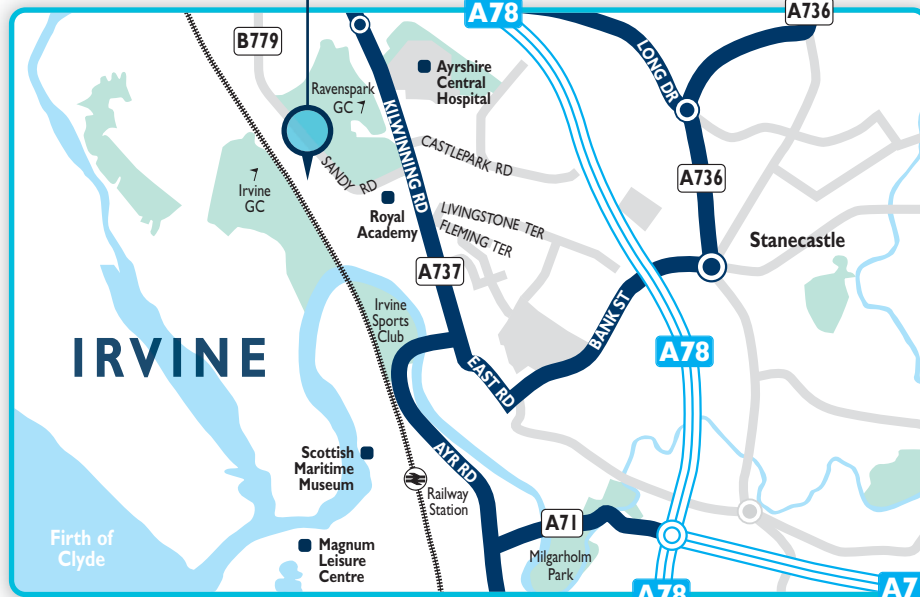
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LEADING TO PRESTWICK INTERNATIONAL AIRPORT

LEADING TO KILMARNOCK AND M77 GLASGOW

Fairways View lies approximately 25 miles South West of Glasgow. It is conveniently placed with road links to Glasgow, Ayr and nearby Prestwick International Airport.

Sat Nav reference KA12 8SH



DUNDAS ESTATES & DEVELOPMENT CO LTD IS THE PROPERTY DEVELOPMENT DIVISION OF THE JAMES WALKER GROUP, A QUALITY CONSTRUCTION COMPANY ESTABLISHED IN 1863.

REGISTERED IN SCOTLAND NO.132918

REGISTERED OFFICE: CARRIDEN SAWMILLS BO'NESS VAT NO.268859588



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