



Regatta Apartments

FAIRLIE

**BEAUTIFULLY LOCATED
LUXURY 2 AND 3 BEDROOM APARTMENTS**



REGATTA APARTMENTS, FAIRLIE. LUXURY APARTMENTS IN A TRANQUIL VILLAGE SETTING.

Brand new, luxury 2 and 3 bedroom apartments in a very attractive seaside village, built by one of the country's most highly respected house builders. Regatta Apartments is the latest phase in the strikingly successful Dawn Homes development in Fairlie and you are offered a choice of different apartment styles, all of them making the most of the wonderful light in this perfect setting. As you would expect from Dawn Homes these apartments are exquisitely designed and beautifully finished. Superior craftsmanship is just one of the things that sets Dawn Homes apart. Insulation and energy efficiency are state of the art and every appliance and fitting is of high quality. Regatta Apartments is every bit as good as it looks, and a delightful place to call home.

Fairlie is a very real Ayrshire seaside village with its own history and character. Positioned far enough away from noise and bustle yet with excellent transport options of every kind; all the amenities of Largs are just a few minutes away. Our advisors are here to tell you all about the development, answer your questions and outline how we can help you.



Regatta Apartments

FAIRLIE



Sat Nav ref for Regatta Apartments, Fairlie is KA29 0BW

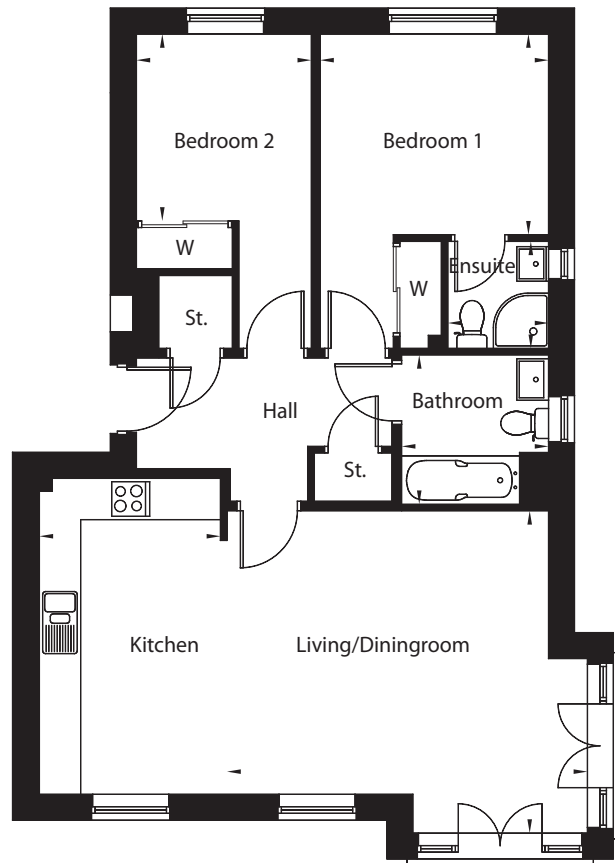
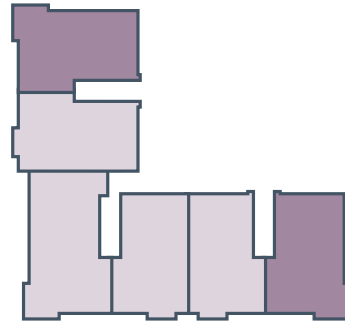
*Great Location
Desirable Homes*



Apartment Type A

2 Bedroom 74.7 sqm 801 sq ft

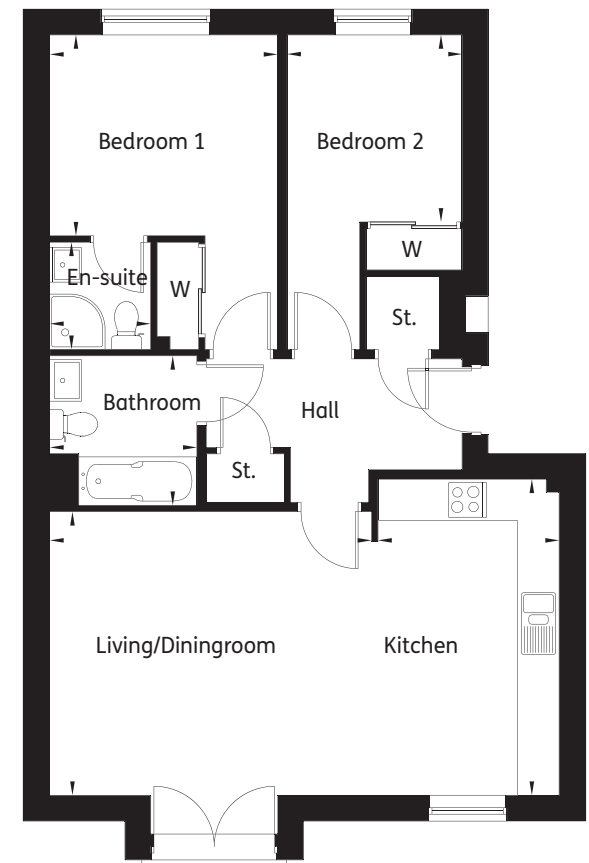
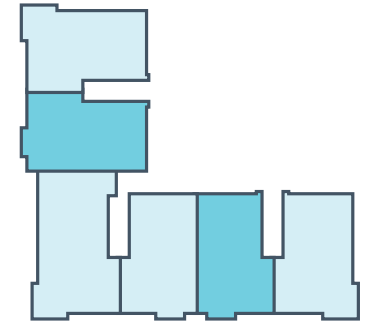
Kitchen	4.58m x 2.62m	15'0" x 8'7"
Living/Dining Room	4.76m x 4.11m	15'7" x 13'5"
Bedroom 1	3.30m x 2.91m	10'10" x 9'6"
Bedroom 2	2.71m x 2.54m	8'10" x 8'4"
Bathroom	2.16m x 2.14m	7'1" x 7'0"
Ensuite	1.55m x 1.46m	5'1" x 4'9"



Apartment Type B

2 Bedroom 72.9 sqm 785 sq ft

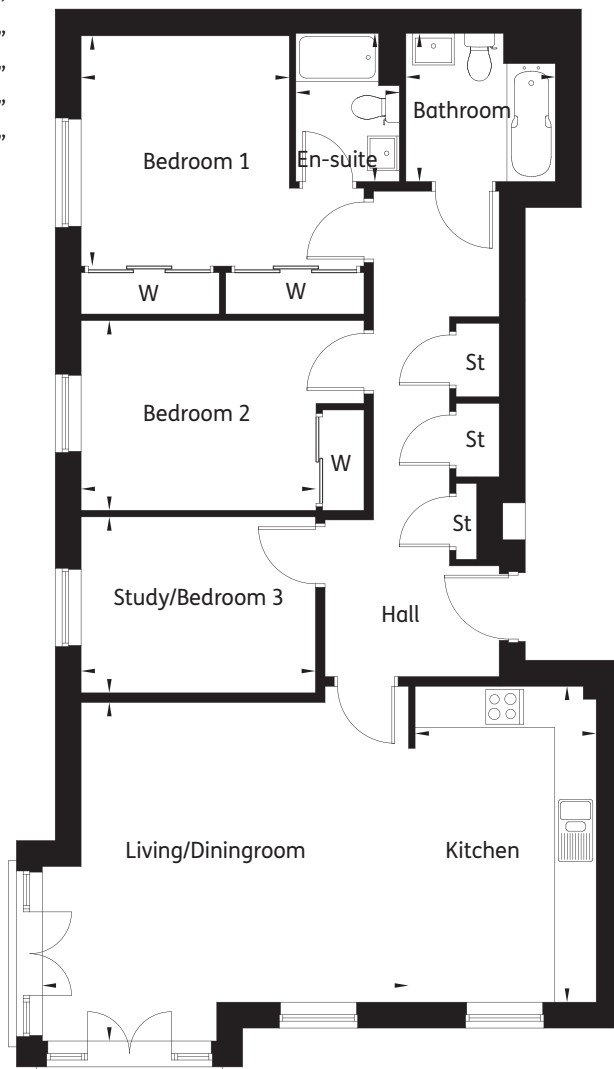
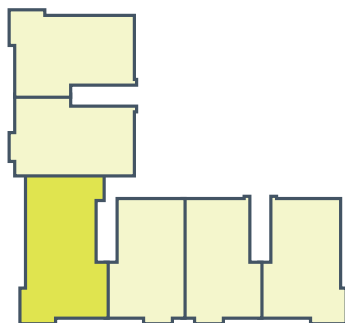
Kitchen	4.58m x 2.62m	15'0" x 8'7"
Living/Dining Room	4.76m x 4.11m	15'7" x 13'5"
Bedroom 1	3.30m x 2.91m	10'10" x 9'6"
Bedroom 2	2.71m x 2.54m	8'10" x 8'4"
Bathroom	2.16m x 2.14m	7'1" x 7'0"
Ensuite	1.55m x 1.46m	5'1" x 4'9"



Apartment Type C

3 Bedroom 95.4 sqm 1027 sq ft

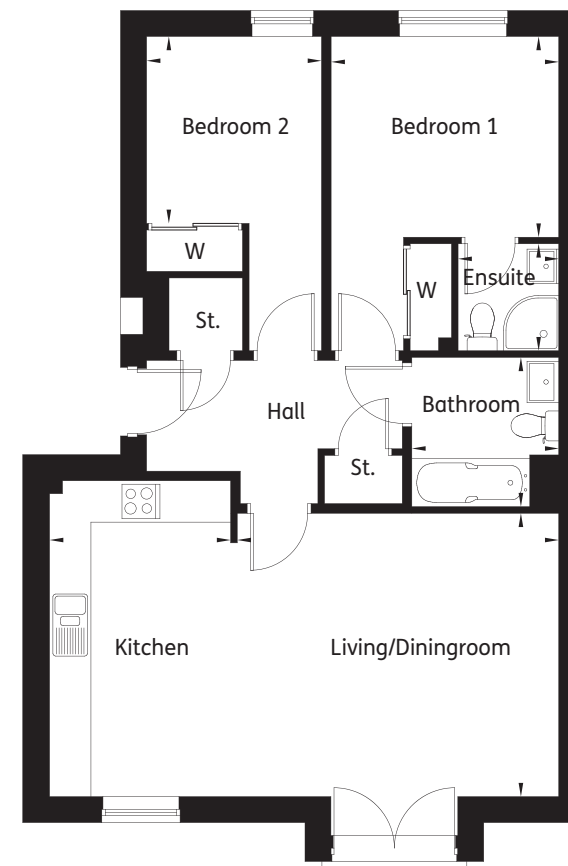
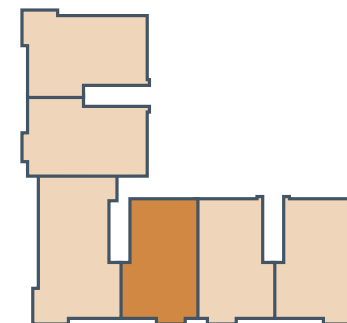
Kitchen	4.58m x 2.62m	15'0" x 8'7"
Living/Dining Room	4.84m x 4.34m	15'10" x 14'3"
Bedroom 1	3.34m x 3.02m	10'11" x 9'10"
Bedroom 2	3.41m x 2.75m	11'2" x 9'0"
Study/Bedroom 3	3.40m x 2.55m	11'1" x 8'4"
Bathroom	2.16m x 2.15m	7'1" x 7'0"
Ensuite	2.16m x 1.50m	7'1" x 4'11"



Apartment Type D

2 Bedroom 72.9 sqm 785 sq ft

Kitchen	4.58m x 2.62m	15'0" x 8'7"
Living/Dining Room	4.76m x 4.11m	15'7" x 13'5"
Bedroom 1	3.30m x 2.91m	10'10" x 9'6"
Bedroom 2	2.71m x 2.54m	8'10" x 8'4"
Bathroom	2.16m x 2.13m	7'1" x 7'0"
Ensuite	1.55m x 1.46m	5'1" x 4'9"



REGATTA APARTMENTS, FAIRLIE

External & Internal Specification

EXTERNAL SPECIFICATION

Elevations	Apartment A	Apartment B	Apartment C	Apartment D
Reconstituted stone base course & walling	✓	✓	✓	✓
Roughcast finish to external walls (colour white)	✓	✓	✓	✓
Concrete interlocking roof tiles (colour grey)	✓	✓	✓	✓
UPVC fascias and soffits (colour white)	✓	✓	✓	✓
Rainwater goods (colour black)	✓	✓	✓	✓
Windows & French Doors				
UPVC double glazed (colour white)	✓	✓	✓	✓
White spacer bars, polished chrome ironmongery	✓	✓	✓	✓

INTERNAL SPECIFICATION

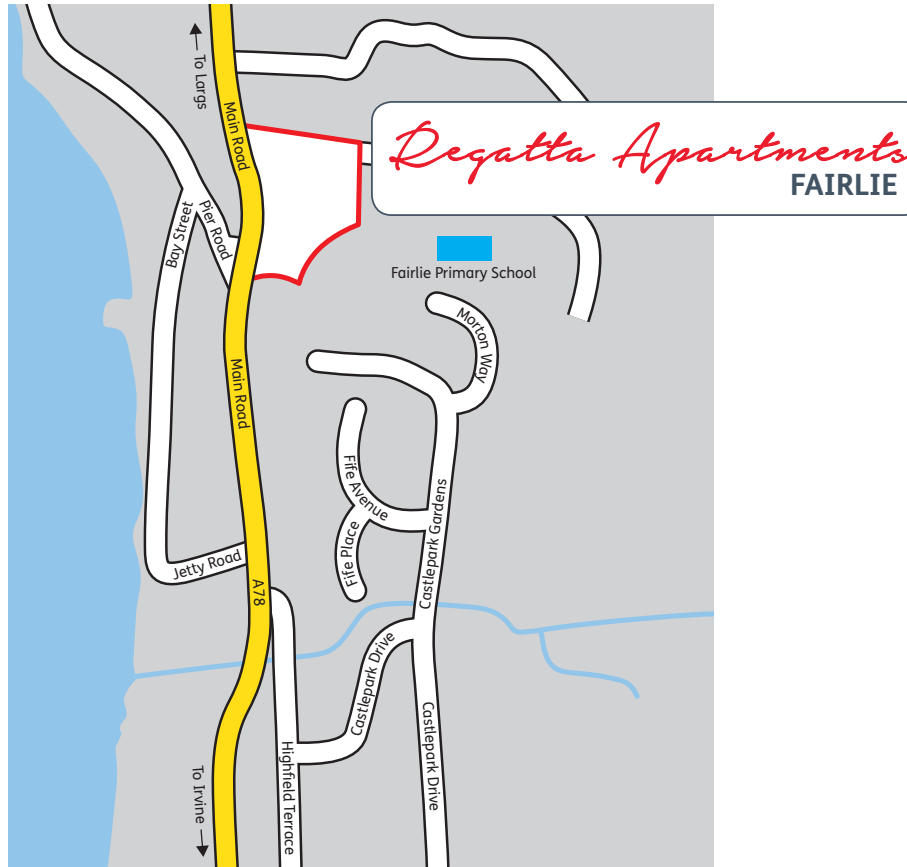
Communal Stairwell				
Video security entrance system	✓	✓	✓	✓
Glazed entrance door and screen	✓	✓	✓	✓
Ceramic tiling to ground floor with coir mat at main entrance door	✓	✓	✓	✓
Carpet to stairs and upper landings	✓	✓	✓	✓
Facing brick finish to walls and emulsion finish to ceilings	✓	✓	✓	✓
Metal balustrades with gloss paint finish and handrail capping	✓	✓	✓	✓
Apartment Entrance Door				
High performance door with 3 point locking system	✓	✓	✓	✓
Letter box, door viewer and security chain	✓	✓	✓	✓
Decoration				
Emulsion finish to walls (Colour White)	✓	✓	✓	✓
Emulsion finish to smooth ceilings	✓	✓	✓	✓
Coving to lounge and master bedroom	✓	✓	✓	✓
Eggshell finish to all internal woodwork	✓	✓	✓	✓
Internal Doors				
Premdor 4 line horizontal doors colour white	✓	✓	✓	✓
Brushed Chrome ironmongery	✓	✓	✓	✓
Wardrobe doors				
Master bedroom - Sliding doors with internal shelf and hanging rail	✓	✓	✓	✓
Other Bedrooms - Sliding doors with internal shelf and hanging rail	✓	✓	✓	✓
Kitchen				
Fitted kitchen units (per Kitchen Supplier's layout)	C	C	C	C
Stainless steel 1 1/2 bowl sink with monobloc single lever mixer tap	✓	✓	✓	✓
Stainless steel fan assisted built-under single oven	✓	✓	✓	✓
Stainless steel gas/electric hob with glass splashback	✓	✓	✓	✓
Stainless steel chimney style cooker hood	✓	✓	✓	✓
Integrated Fridge freezer, Washer/dryer, Dishwasher.	✓	✓	✓	✓
Multi-gang switch system for electrical appliances	✓	✓	✓	✓

Bathroom				
Sanitary ware per layout (colour white)	✓	✓	✓	✓
Chrome plated monobloc mixer to WHB with pop-up waste	✓	✓	✓	✓
Chrome plated bath mixer with pop-up waste	✓	✓	✓	✓
Ceramic wall tiling half height	C	C	C	C
Chrome towel rail	✓	✓	✓	✓
Vanity unit under WHB	✓	✓	✓	✓
En suite				
Sanitary ware per layout (colour white)	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (Chrome frame)	✓	✓	✓	✓
Chrome plated monobloc mixer to basin with pop-up waste	✓	✓	✓	✓
Chrome plated electric shower with multi-spray head	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	C	C	C	C
Ceramic wall tiling to full height	C	C	C	C
Chrome towel rail	✓	✓	✓	✓
Vanity unit under WHB	✓	✓	✓	✓
Heating	✓	✓	✓	✓
Gas fired heating system with combination boiler and room stat	✓	✓	✓	✓
Radiators with thermostatic valves (per layout)	✓	✓	✓	✓
Electrical	✓	✓	✓	✓
Switched 13amp socket outlets to NHBC requirements (colour white) and Brushed Chrome flat plate sockets and switch plates to Lounge / Kitchen	✓	✓	✓	✓
Downlighters to Kitchen, bathroom and ensuite. Pendant light fittings to all other rooms (unless otherwise specified)	✓	✓	✓	✓
Communal HD Sky / digital television system	✓	✓	✓	✓
TV Multi Media plate to Lounge	✓	✓	✓	✓
1 No Double switched socket with USB ports to Lounge Kitchen, Master bedroom	✓	✓	✓	✓
TV point to Master Bedroom	✓	✓	✓	✓
BT point to Lounge and Master Bedroom	✓	✓	✓	✓

KEY ✓ - Standard C - Customer Choice (subject to build stage)

These particulars are for general information only. They do not form part of any contract. Dawn Homes reserve the right to amend or vary the layout or specification without prior notice. Please contact our Sales Advisor for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustration shown is a typical Dawn home of this type, but there are however variances from site to site. External finishes, landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Sales Advisor for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences consult a Sales Advisor. All dimensions are approximate and are not shown to scale.

*Consult Sales Advisor for plot specific material details.



Dawn Homes Ltd
220 West George Street, Glasgow G2 2PG
T: 0141 285 6700 E: homes@dawn-homes.co.uk
www.dawn-homes.co.uk