

# *Regatta View*

FAIRLIE

---

A SUPERB  
DEVELOPMENT OF  
4 & 5 BEDROOM HOMES



[www.dawn-homes.co.uk](http://www.dawn-homes.co.uk)

 **DAWN**  
HOMES

# GREAT LOCATION

THIS WAY TO  
DISCOVER MORE  
ABOUT A LOCATION  
THAT OFFERS  
EVERYTHING

*Deqatta View*  
FAIRLIE





## LOCATION

You will love your leisure time when you live at Regatta View in Fairlie. If you like to get out on the water, there are watersports on your doorstep. Hiking and cycling in the surrounding area is easily accessed. Clyde Muirshiel Regional Park, the largest Regional Park in Scotland, borders the village with many outstanding walks and points of interest. You can complete one of these walks from Fairlie Glen to Kaim Hill where you can see fascinating Iron Age rock markings, the remains of an old millstone quarry and enjoy clear views of Arran and the Ailsa Craig. For golfers, there are excellent courses all the way down the Ayrshire coast.

# REGATTA VIEW, FAIRLIE. BEAUTIFUL NEW HOMES IN A TRANQUIL VILLAGE SETTING

## OUT AND ABOUT

Known as Scotland's first Fairtrade village, Fairlie boasts a variety of restaurants and shops including a popular seafood restaurant which features a craft and farm shop.

With a vibrant community network, Fairlie offers people of all ages access to a variety of activities from bowling to an organic gardening project.

The neighbouring town of Largs is a popular seaside resort visited by many tourists and is famous for its ice cream.





## AMENITIES

There are both primary and secondary schools within easy reach of Regatta View. The primary school is within walking distance and also has an adjoining nursery for pre school children. Secondary education is located at Largs Academy in the neighbouring coastal town of Largs, three miles away. The school is easily accessed by a school bus service from Fairlie.

Largs supplies further leisure facilities, shops and supermarkets so you don't have far to travel to get anything you need.

The North Ayrshire coast is also a gateway to many beautiful Scottish islands accessed from Fairlie's neighbouring towns.

Our Regatta View development in the North Ayrshire village of Fairlie is a particularly special location. Consisting of 4 & 5 bedroom luxury homes, it will form a stunning development overlooking Fairlie and the Firth of Clyde. This blend of coast and country, easy commute and historical heritage combines to offer a lifestyle to envy.

Regatta View will feature 4 & 5 bedroom luxury detached homes and, with an elevated position, some of the homes at Regatta View have views over the Firth of Clyde to The Cumbraes and Arran.

## TRANSPORT

For rail commuters, Fairlie is on the main rail line to Paisley and Glasgow, with the journey to Glasgow taking under an hour.

The pretty village station is within walking distance and has free car parking for those wishing to park and ride.

Fairlie is also on the main A78 coast road and is served by regular bus routes. This links Fairlie with neighbouring towns and villages.



## Finishing Touches

Buy from plan, and have your own personal choices fitted in your new home.

Add some optional extras to enhance the high specification which comes as standard with your new Dawn home.

The minute you move in it feels like home.



# DESIRABLE HOMES

This way to find out all  
about what Dawn Homes  
have in mind for  
your new home

REGATTA VIEW OFFERS  
BEAUTIFULLY  
APPOINTED HOMES





As part of the Dawn Group, which was founded in 1972, Dawn Homes has grown into one of the country's largest independent property groups. Today, we offer some of the brightest homes across Central Scotland and Ayrshire.



We pride ourselves in providing the highest quality homes, with a customer service to match. From reservation through to the day you move in, and beyond, our Directors and staff will be on hand to help you every step of the way.

Our Customer Care is second to none - we provide fast, efficient service, seven days a week, and for up to two years after you have moved into your new home.

# *Regatta View*

**FAIRLIE**





*Regatta View*  
FAIRLIE

# DEVELOPMENT PLAN

Our Regatta View development in the North Ayrshire village of Fairlie is a particularly special location. Consisting of 4 & 5 bedroom luxury homes, it will form a stunning development overlooking Fairlie and the Firth of Clyde. This blend of coast and country, easy commute and historical heritage combines to offer a lifestyle to envy.

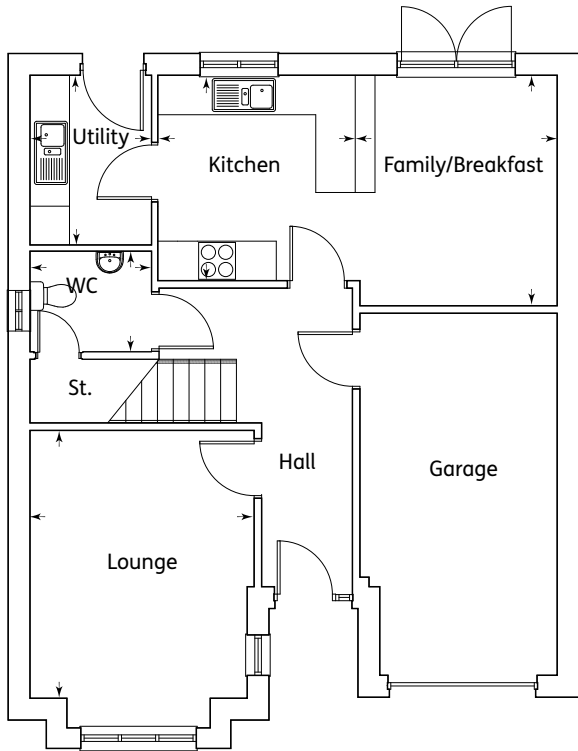
Regatta View will feature 4 & 5 bedroom luxury detached homes and, with an elevated position, some of the homes have views over the Firth of Clyde to The Cumbraes and Arran.





- |   |         |   |         |
|---|---------|---|---------|
|  | Etive   |  | Gryffe  |
|  | Dochart |  | Kelvin  |
|  | Calder  |  | Deveron |
|  | Lauder  |  | Tay     |
|  | Tummel  |   |         |



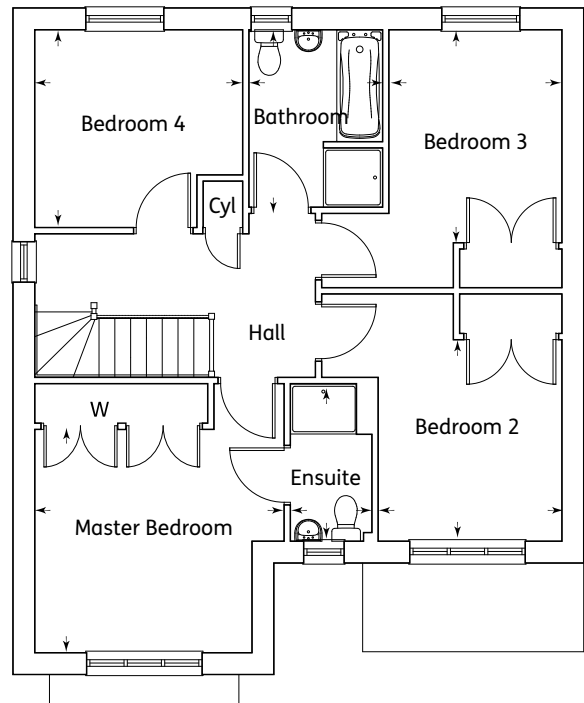


**Ground Floor**

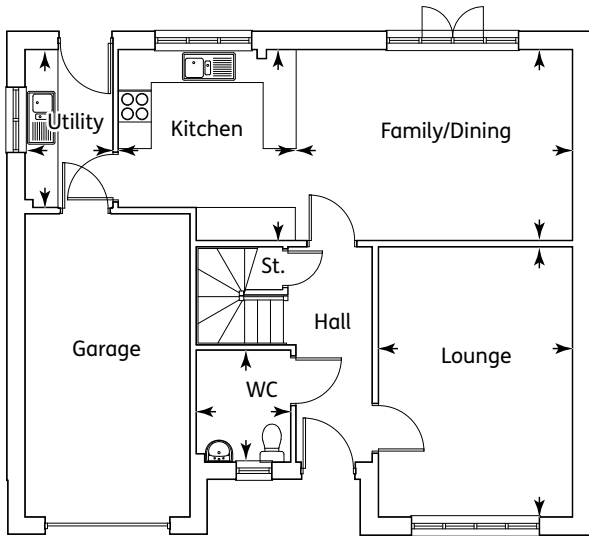
Kitchen	3.03m x 3.00m	9'11" x 9'10"
Family/Breakfast	3.46m x 3.03m	11'4" x 9'11"
Lounge	4.32m x 3.37m	14'2" x 11'1"
Utility	2.50m x 1.81m	8'2" x 5'11"
WC	1.81m x 1.51m	5'11" x 4'11"

**First Floor**

Master Bedroom	3.65m x 3.37m	11'11" x 11'0"
Ensuite	2.35m x 1.24m	7'8" x 4'1"
Bedroom 2	3.02m x 2.75m	9'11" x 9'0"
Bedroom 3	3.20m x 2.59m	10'6" x 8'6"
Bedroom 4	3.12m x 2.96m	10'2" x 9'8"
Bathroom	2.70m x 2.03m	8'11" x 6'8"



**The Etive**  
4 Bedroom Home

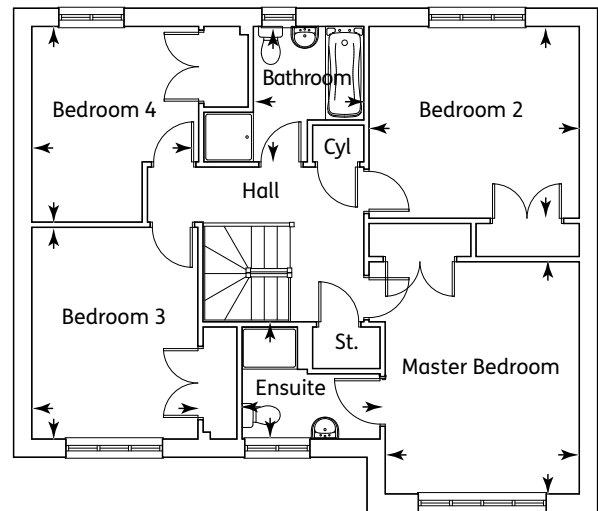


**Ground Floor**

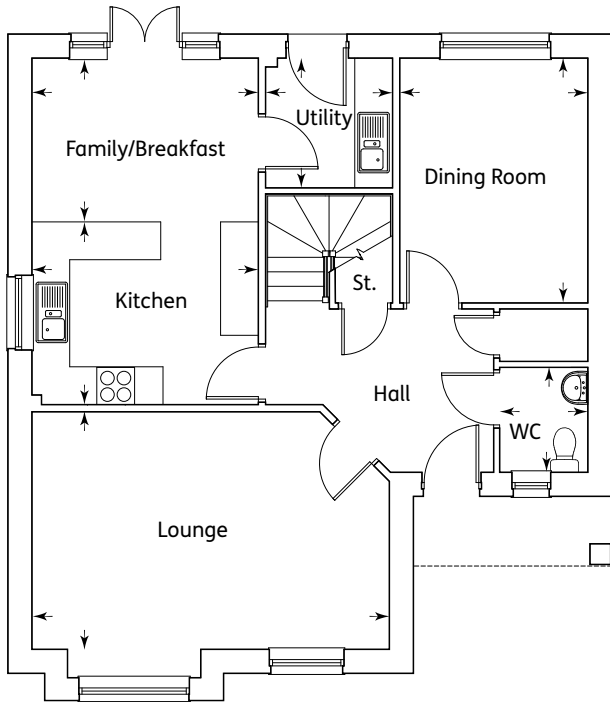
Kitchen	3.47m x 3.22m	11'4" x 10'7"
Family/Dining	5.02m x 3.47m	16'5" x 11'4"
Lounge	4.91m x 3.52m	16'1" x 11'6"
Utility	2.87m x 1.60m	9'5" x 5'3"
WC	2.03m x 1.72m	6'8" x 5'7"

**First Floor**

Master Bedroom	4.22m x 3.53m	13'10" x 11'6"
Ensuite	2.50m x 2.04m	8'2" x 6'8"
Bedroom 2	3.82m x 3.48m	12'6" x 11'5"
Bedroom 3	3.85m x 3.02m	12'7" x 9'10"
Bedroom 4	3.55m x 3.02m	11'8" x 9'11"
Bathroom	2.46m x 2.01m	8'1" x 6'7"



**The Dochart**  
4 Bedroom Home

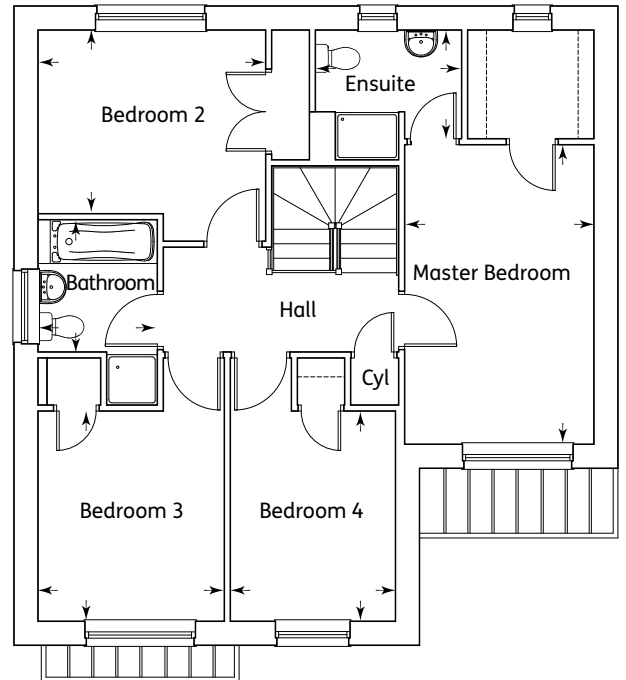


**Ground Floor**

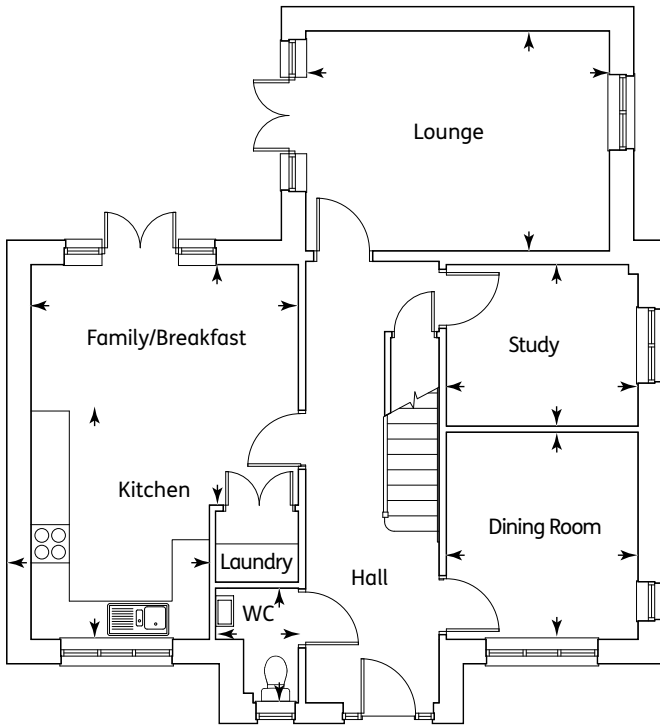
Kitchen	3.59m x 2.90m	11'9" x 9'6"
Family/Breakfast	3.59m x 2.60m	11'9" x 8'6"
Dining Room	3.89m x 2.99m	12'9" x 9'9"
Lounge	5.68m x 3.77m	18'7" x 12'4"
Utility	2.06m x 2.02m	6'9" x 6'7"
WC	1.67m x 1.40m	5'5" x 4'7"

**First Floor**

Master Bedroom	4.75m x 3.00m	15'7" x 9'10"
Ensuite	2.32m x 1.72m	7'7" x 5'8"
Bedroom 2	3.61m x 2.91m	11'0" x 9'6"
Bedroom 3	3.34m x 2.95m	10'11" x 9'8"
Bedroom 4	3.34m x 2.62m	10'11" x 8'7"
Bathroom	2.10m x 1.89m	6'10" x 6'2"



**The Calder**  
4 Bedroom Home

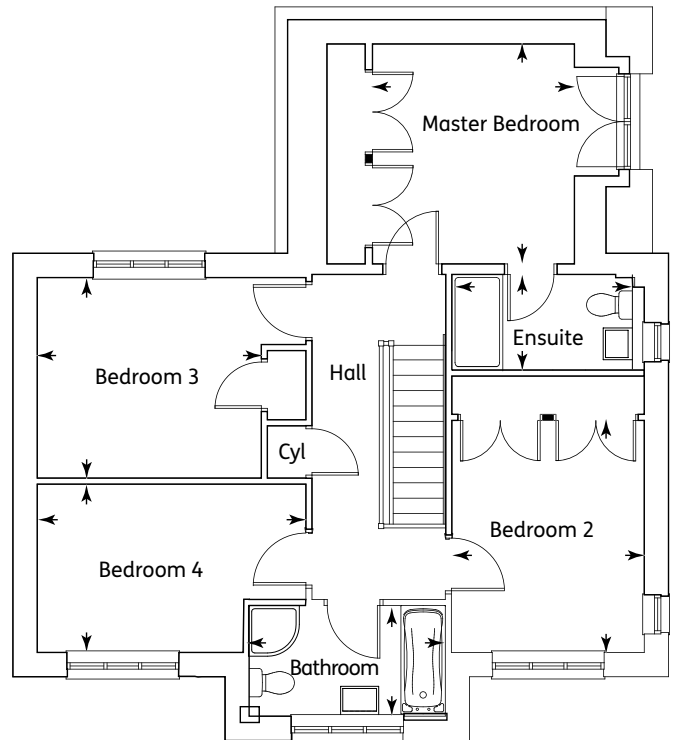


**Ground Floor**

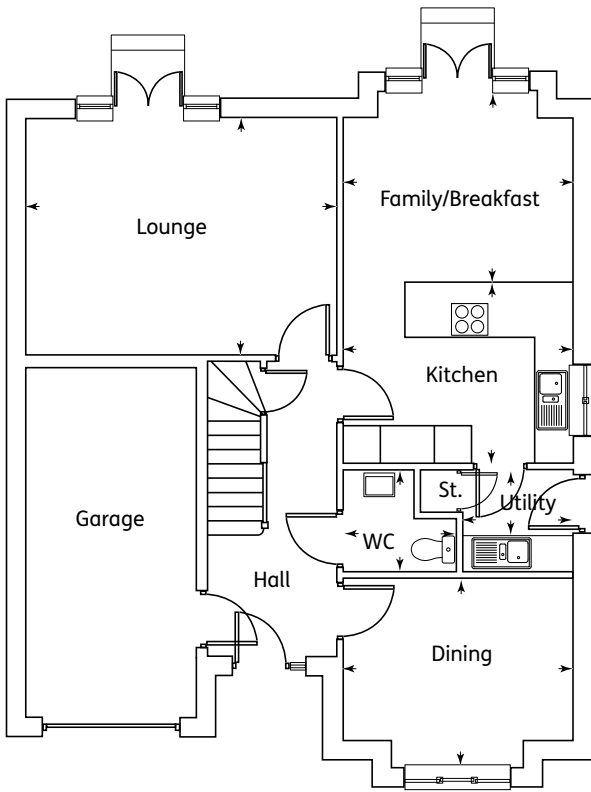
Kitchen	3.61m x 2.81m	11'10" x 9'2"
Family/Breakfast	4.20m x 3.69m	13'9" x 12'1"
Dining	3.25m x 3.02m	10'8" x 9'11"
Lounge	4.78m x 3.46m	15'8" x 11'4"
Study	3.01m x 2.54m	9'10" x 8'4"
WC	1.80m x 1.30m	5'11" x 4'3"

**First Floor**

Master Bedroom	3.46m x 3.16m	11'4" x 10'4"
Ensuite	3.03m x 1.50m	9'11" x 4'11"
Bedroom 2	3.65m x 3.06m	11'11" x 10'
Bedroom 3	3.53m x 3.16m	11'6" x 10'4"
Bedroom 4	4.22m x 2.65m	13'10" x 8'8"
Bathroom	3.08m x 1.75m	10'1" x 5'9"



**The Lauder**  
4 Bedroom Home

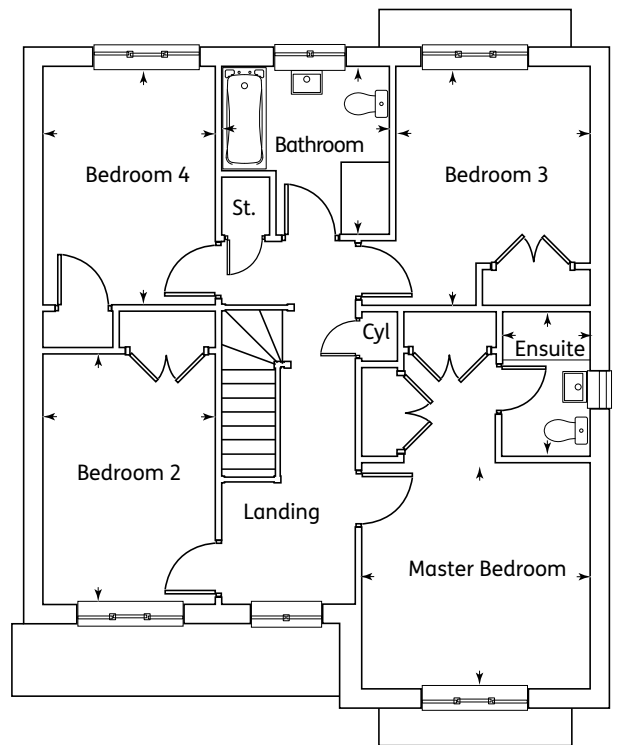


**Ground Floor**

Kitchen	3.74m x 2.97m	12'3" x 9'9"
Family/Breakfast	3.74m x 3.13m	12'3" x 10'3"
Dining	3.79m x 2.65m	12'5" x 8'8"
Lounge	5.10m x 3.88m	16'8" x 12'8"
Utility	1.80m x 1.70m	5'11" x 5'7"
WC	1.85m x 1.70m	6'1" x 5'7"

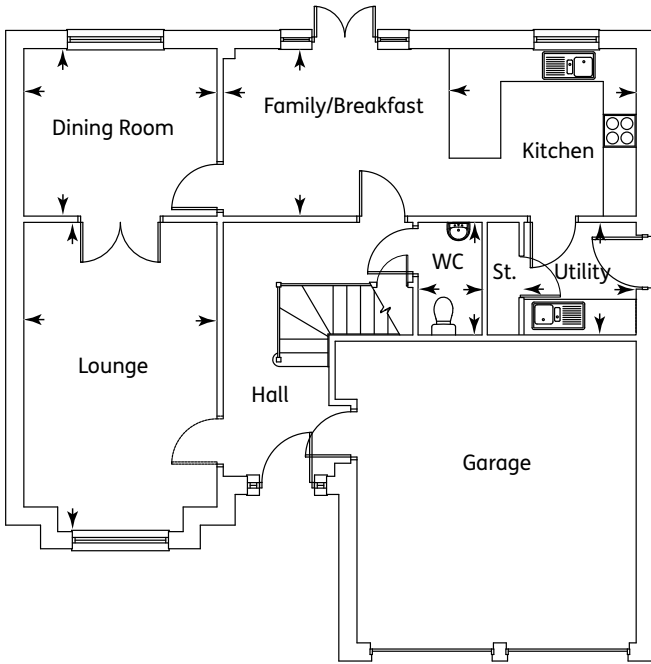
**First Floor**

Master Bedroom	3.74m x 3.70m	12'3" x 12'1"
Ensuite	2.39m x 1.42m	7'10" x 4'8"
Bedroom 2	4.11m x 2.82m	13'5" x 9'3"
Bedroom 3	3.22m x 3.18m	10'6" x 10'5"
Bedroom 4	3.92m x 2.82m	12'10" x 9'3"
Bathroom	2.77m x 2.75m	9'1" x 9'



**The Tummel**  
4 Bedroom Home

The Gryffe – 1765 sq ft 164 sqm

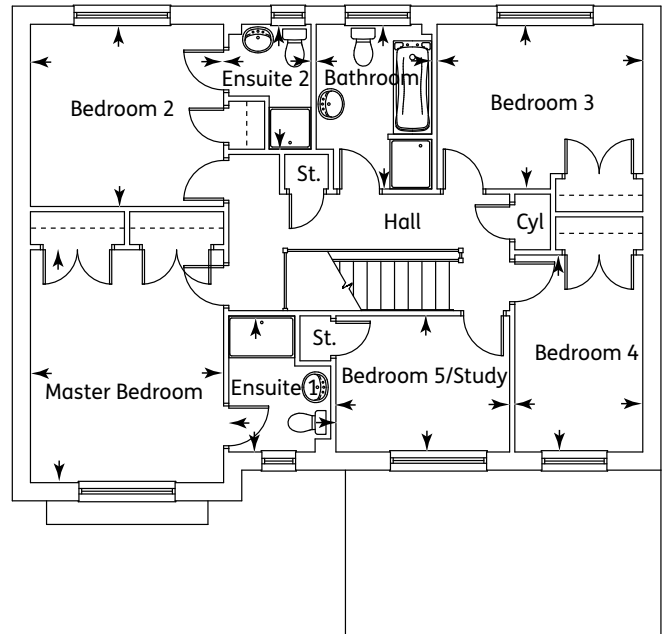


Ground Floor

Kitchen	3.63m x 3.03m	11'11" x 9'11"
Family Breakfast	3.87m x 3.03m	12'8" x 9'11"
Dining Room	3.5m x 3.03m	11'5" x 9'11"
Lounge	5.16m x 3.5m	16'11" x 11'5"
Utility	2.06m x 2.05m	6'9" x 6'9"
WC	2.05m x 1.1m	6'9" x 3'7"

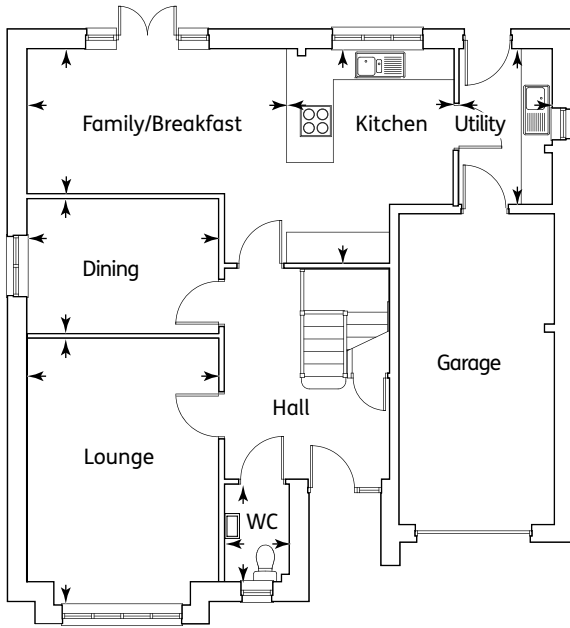
First Floor

Master Bedroom	4.22m x 3.5m	13'10" x 11'5"
Ensuite 1	2.45m x 1.86m	8'1" x 6'1"
Bedroom 2	3.5m x 3.3m	11'5" x 10'10"
Ensuite 2	1.5m x 1.28m	4'11" x 4'2"
Bedroom 3	3.73m x 2.7m	12'2" x 8'10"
Bedroom 4	3.57m x 2.31m	11'8" x 7'7"
Bedroom 5/Study	3.17m x 2.45m	10'4" x 8'1"
Bathroom	2.98m x 2.11m	9'9" x 6'11"



The Gryffe  
5 Bedroom Home



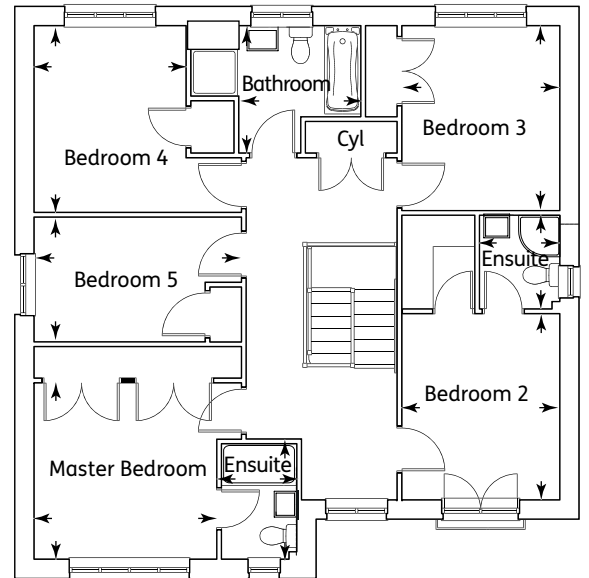


**Ground Floor**

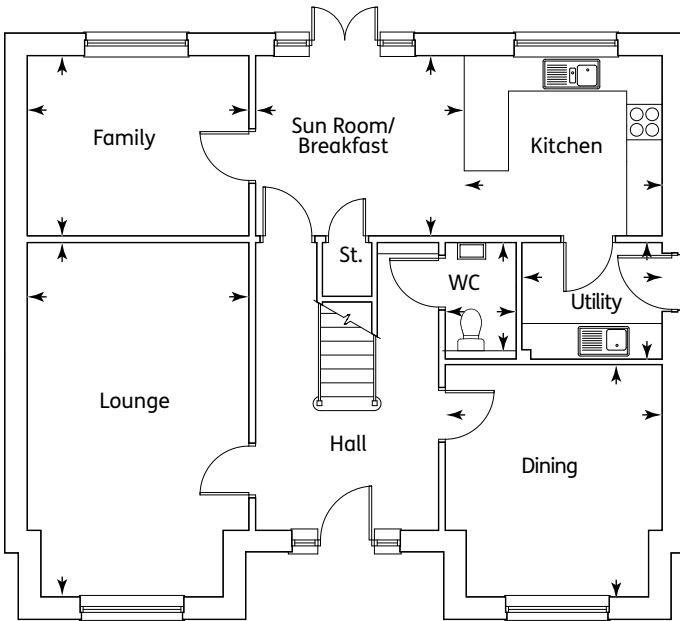
Kitchen	4.14m x 3.23m	13'7" x 10'7"
Family/Breakfast	5.01m x 2.80m	16'5" x 9'2"
Dining	3.70m x 2.60m	12'1" x 8'6"
Lounge	4.70m x 3.70m	15'4" x 12'1"
Utility	3.00m x 1.80m	9'10" x 5'11"
WC	1.89m x 1.25m	6'2" x 4'1"

**First Floor**

Master Bedroom	3.53m x 3.40m	11'7" x 11'2"
Ensuite 1	2.22m x 1.44m	7'3" x 4'9"
Bedroom 2	3.59m x 3.04m	11'9" x 9'11"
Ensuite 2	1.80m x 1.54m	5'11" x 5'0"
Bedroom 3	3.56m x 3.04m	11'8" x 9'11"
Bedroom 4	3.59m x 2.93m	11'9" x 9'7"
Bedroom 5	3.99m x 2.40m	13'1" x 7'10"
Bathroom	2.45m x 2.35m	8'0" x 7'8"



**The Kelvin**  
5 Bedroom Home

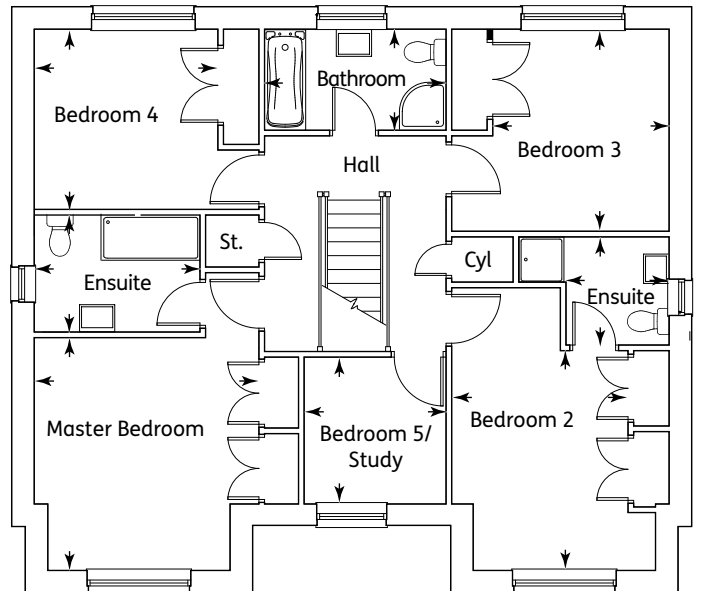


**Ground Floor**

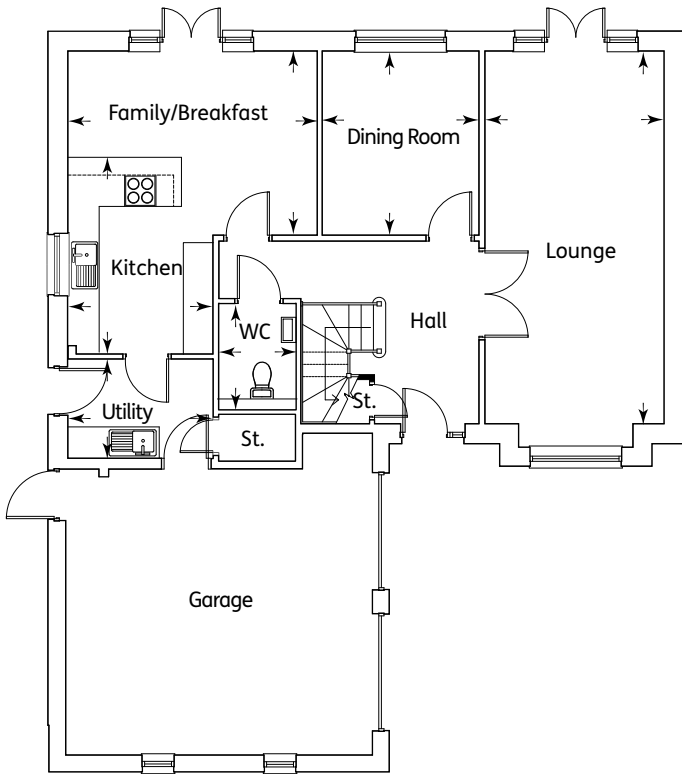
Kitchen	3.35m x 3.05m	10'11" x 10'0"
Sun Room/Breakfast	3.53m x 3.05m	11'7" x 10'0"
Family Room	3.75m x 3.05m	12'3" x 10'0"
Dining	3.93m x 3.67m	12'10" x 12'0"
Lounge	6.00m x 3.75m	19'7" x 12'3"
Utility	2.37m x 1.97m	7'9" x 6'5"
WC	1.96m x 1.20m	6'5" x 3'11"

**First Floor**

Master Bedroom	3.94m x 3.80m	12'11" x 12'5"
Ensuite 1	2.80m x 1.98m	9'2" x 6'6"
Bedroom 2	3.72m x 2.98m	12'2" x 9'9"
Ensuite 2	1.83m x 1.75m	6'0" x 5'8"
Bedroom 3	3.42m x 2.98m	11'2" x 9'9"
Bedroom 4	3.11m x 3.05m	10'2" x 10'0"
Bedroom 5/Study	2.48m x 2.40m	8'2" x 7'10"
Bathroom	3.07m x 1.71m	10'1" x 5'7"



**The Deveron**  
5 Bedroom Home

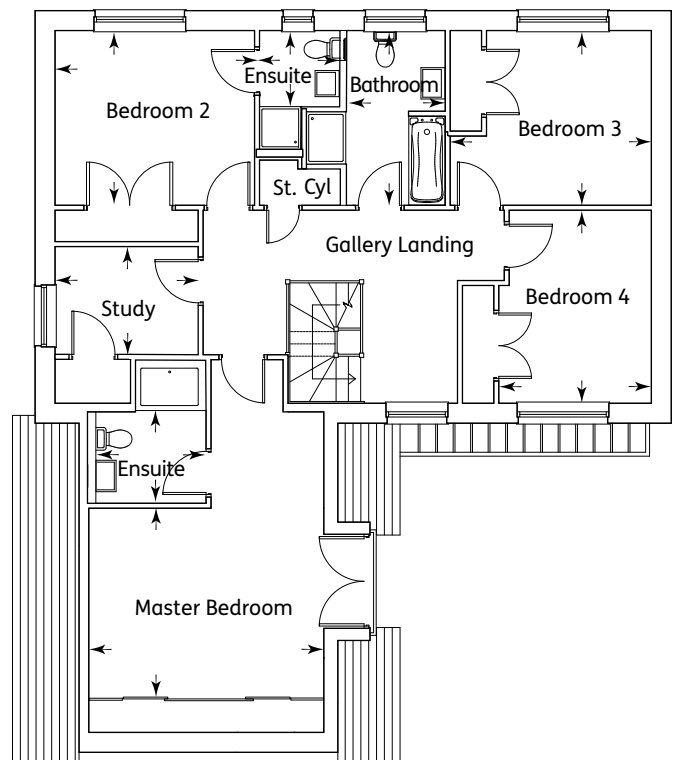


**Ground Floor**

Kitchen	3.76m x 2.79m	12'4" x 9'1"
Dining Room	3.53m x 3.00m	11'7" x 9'9"
Family/Breakfast	4.78m x 3.53m	15'8" x 11'7"
Lounge	7.15m x 3.43m	23'5" x 11'3"
Utility	2.79m x 1.95m	9'1" x 6'5"
WC	1.82m x 1.46m	5'11" x 4'9"

**First Floor**

Master Bedroom	4.5m x 3.6m	14'9" x 11'9"
Ensuite 1	2.3m x 1.70m	7'6" x 5'7"
Bedroom 2	3.84m x 3.0m	12'7" x 9'10"
Ensuite 2	1.57m x 1.47m	5'2" x 4'10"
Bedroom 3	3.35m x 3.16m	11'0" x 10'4"
Bedroom 4	3.7m x 2.93m	12'1" x 9'7"
Study	2.75m x 2.52m	9'0" x 8'3"
Bathroom	3.35m x 1.88m	11'0" x 6'2"



**The Tay**  
4 Bedroom Home

# REGATTA VIEW, FAIRLIE

## External & Internal Specification

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

EXTERNAL SPECIFICATION	Etive	Dochart	Calder	Ladder	Tummel	Gryffe	Kelvin	Deveron	Tay
<b>Elevations</b>									
Roughcast finish to external walls (colour white/cream) *	✓	✓	✓	✓	✓	✓	✓	✓	✓
Base course & feature walling (Reconstituted stone/facing brick) *	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete interlocking roof tiles (colour grey)	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC fascias and soffits (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rainwater goods (colour black)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Windows &amp; French Doors</b>									
UPVC double glazed (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Silver spacer bars, white ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>INTERNAL SPECIFICATION</b>									
<b>Decoration</b>									
2.7m high ceilings to ground floor, 2.4m ceilings to upper floor	n/a	n/a	n/a	✓	✓	✓	✓	✓	✓
2.4m high ceilings throughout	✓	✓	✓	n/a	n/a	n/a	n/a	n/a	n/a
Emulsion finish to walls (colour magnolia)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Emulsion finish to smooth ceilings (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Coving to lounge and lower hall (& dining room, where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to all internal woodwork (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Internal Doors</b>									
Six panel internal pass door, woodgrain finish (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Satin chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Wardrobe doors</b>									
Master bedroom - Pass doors with internal shelf and hanging rail	✓	✓	✓	✓	✓	✓	✓	✓	✓
Other Bedrooms - Pass doors with internal shelf and hanging rail (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Kitchen</b>									
Fitted kitchen units (per Kitchen Supplier's layout)	C	C	C	C	C	C	C	C	C
Integrated dishwasher and fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney style cooker hood	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktop	C	C	C	C	C	C	C	C	C
<b>Utility Room</b>									
Fitted kitchen units (per Kitchen Supplier's layout)	✓	✓	✓	n/a	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc single lever mixer tap	✓	✓	✓	n/a	✓	✓	✓	✓	✓
Washing machine space with plumbing and electric points	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktop	C	C	C	C	C	C	C	C	C
<b>Bathroom</b>									
Sanitary ware per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (chrome frame)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated thermostatic shower with multi-spray head	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	C	C	C	C	C	C	C	C	C
Chrome plated monobloc mixer to WHB	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated bath filler tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	C	C	C	C	C	C	C	C	C
<b>En suite</b>									
Sanitary ware per layout (colour white)	1	1	1	1	1	2	2	2	2
Resin shower tray (colour white) with glazed enclosure (chrome frame)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	C	C	C	C	C	C	C	C	C
Chrome plated thermostatic shower with multi-spray head	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated electric shower with multi-spray head	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Chrome plated monobloc mixer to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to half wall height	C	C	C	C	C	C	C	C	C
<b>WC</b>									
Sanitary ware per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated pillar taps	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>									
Gas fired heating system with combination boiler and room stat	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Gas fired heating system with system boiler and unvented hot water cylinder	✓	✓	✓	✓	✓	✓	✓	✓	✓
Radiators with thermostatic valves (as detailed on layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Electrical</b>									
Downlights to kitchen, bathroom, ensuite & wc (as detailed on layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to lounge and all bedrooms (& family room, where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Twin Satellite to Lounge & Master bedroom with Junction box in loft	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓

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 Adviser 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 Homes 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 Adviser for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences consult a Sales Adviser. All dimensions are approximate and are not shown to scale.

\*Consult Sales Adviser for plot specific material details.





Dawn Homes Ltd  
220 West George Street  
Glasgow G2 2PG  
T: 0141 285 6700  
E: [homes@dawn-group.co.uk](mailto:homes@dawn-group.co.uk)

[www.dawn-homes.co.uk](http://www.dawn-homes.co.uk)