



## 5 Fairways, Irvine

In Excess of £355,000

DONALD  
**ROSS**  
RESIDENTIAL



## 5 Fairways

Irvine, Irvine

Stylish 4-bed detached villa in quiet Irvine cul-de-sac with lounge, dining room, breakfast kitchen, ensuite, bathroom, WC, and garage. Close to schools, transport, and amenities. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Contemporary four-bedroom detached villa in a peaceful cul-de-sac
- Elegant lounge and separate dining room for flexible living
- Master bedroom with ensuite shower room
- Stylish modern breakfasting kitchen with ample space
- Well-appointed family bathroom and handy downstairs WC
- Integral garage for secure parking and extra storage
- Generously proportioned rooms throughout
- Close to well-regarded local schools
- Convenient access to healthcare facilities
- Excellent transport links and local amenities nearby





















































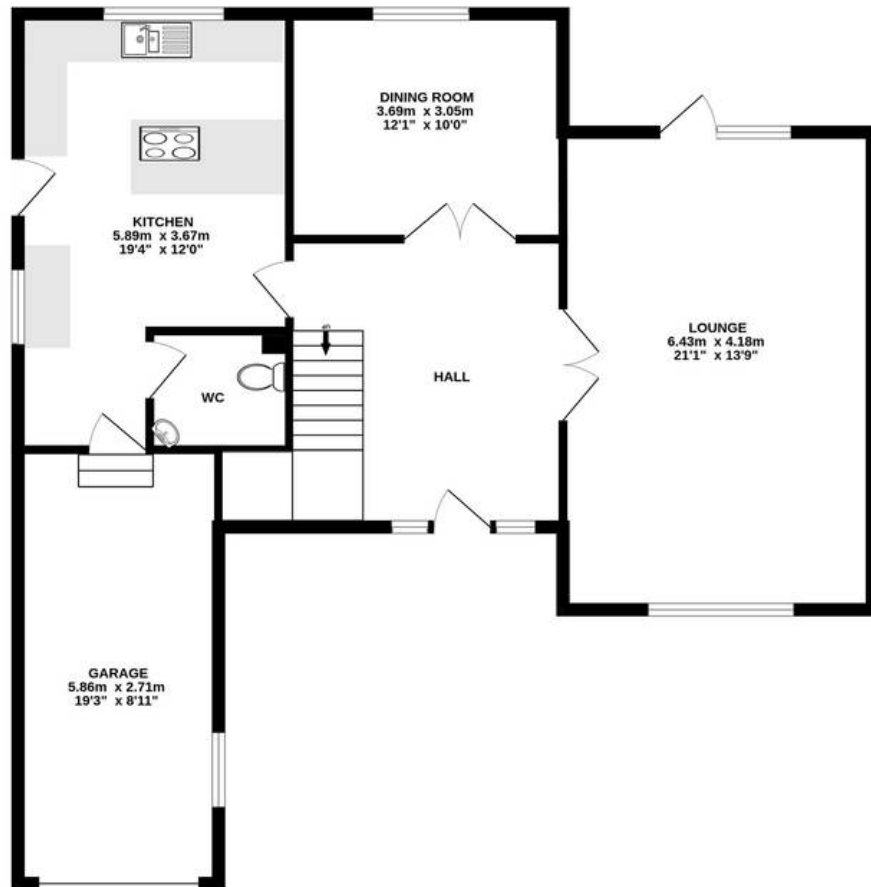
 **TOILET RULES**  
If you lift it... *Put it down*  
If it runs out... *Replace it*  
If you miss... *Flush it*  
If you're finished... *Wash it*  
If it smells... *Spray it*



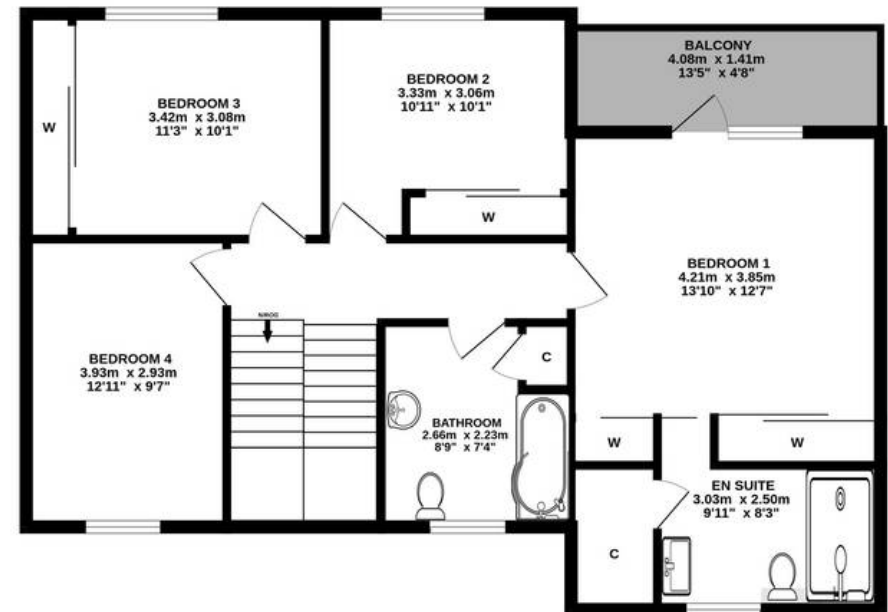




## GROUND FLOOR



## 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

Donald Ross Estate Agents, 9B Riverway Retail Park Riverway – KA12 8AG

01294 446788 • [irvine@donaldross.co.uk](mailto:irvine@donaldross.co.uk) • [www.donaldross.co.uk](http://www.donaldross.co.uk)

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