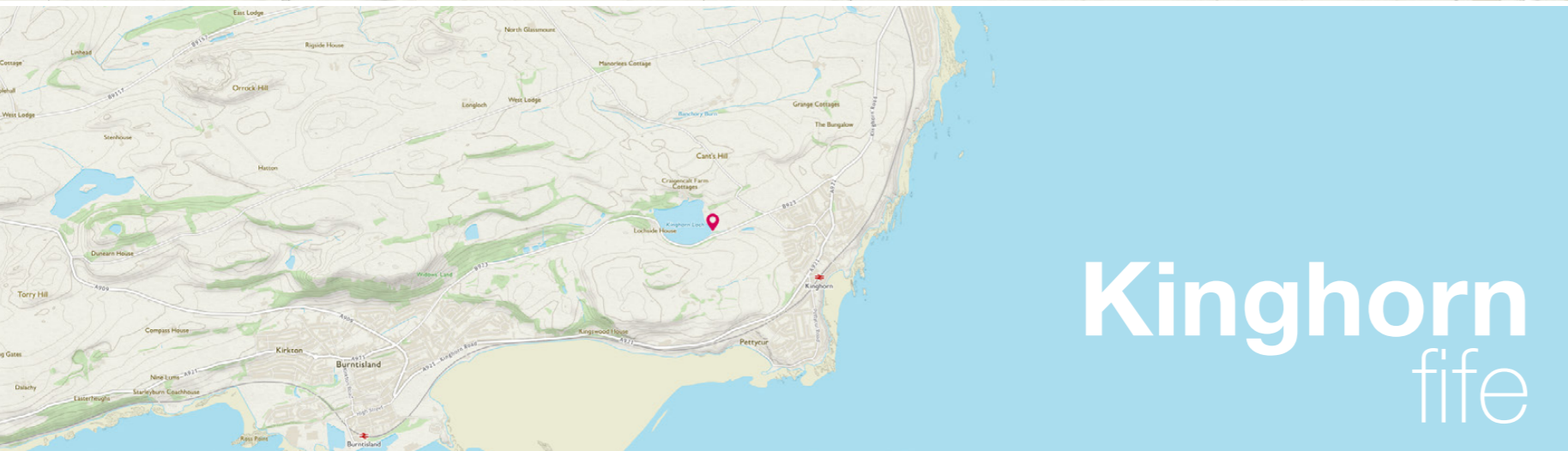
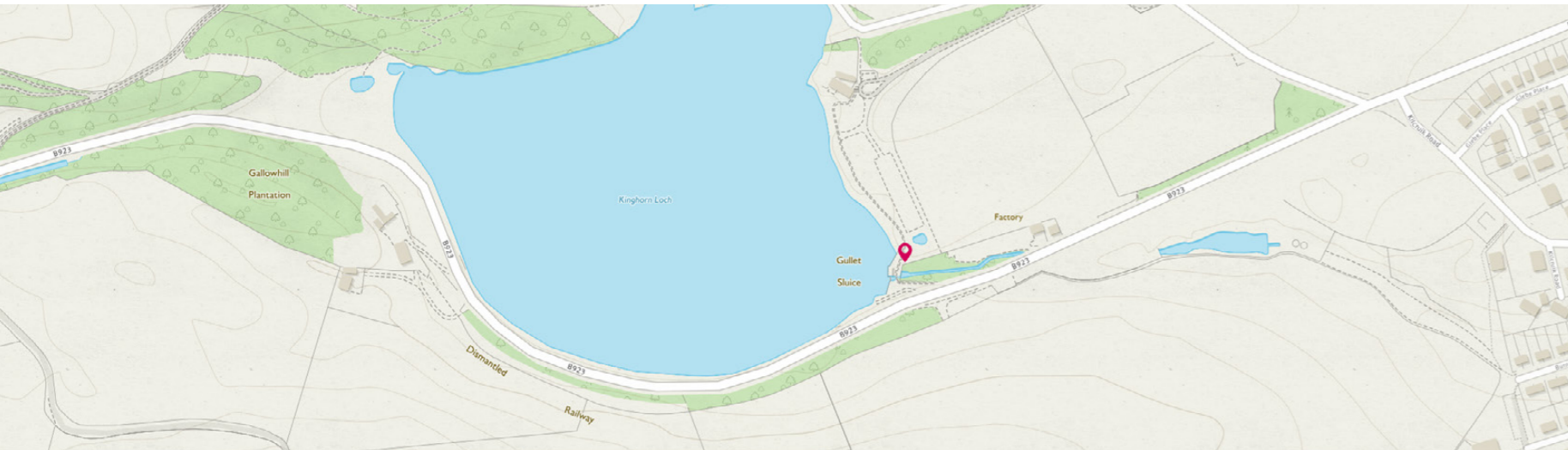




**PLOT 2 LOCHSIDE STABLES, KINGHORN**  
BURNTISLAND, FIFE



An exciting new development of three sleek, contemporary homes. Views of Loch Kinghorn and the surrounding countryside.

Kinghorn is a delightful coastal town to the east of the Forth bridges upon the shores of the Firth of Forth. Within the town, which oozes charm and character, there is a selection of shopping for everyday requirements and a local primary school of good repute. The majority of secondary school pupils attend Balwearie High School in nearby Kirkcaldy. Kinghorn is known for its sandy Blue Flag beach, and its traditional summer fair and Highland games day held in Burntisland. There is also access to the Fife

coastal paths and the Kinghorn golf course (pictured right). Close to the property there is a station in Kinghorn which is only a five minute walk away.

To the north of the town a hill called The Binn is a landmark of the Fife coastline. There are regular bus services and Kinghorn railway station serves the town and provides direct links with, amongst other stops, Kirkcaldy to the north and Edinburgh and to the south.





# plot 2 lochside stables kinghorn

Part Exchange is available. With outstanding views over Kinghorn Loch, this exciting new development of three sleek, contemporary homes has been finished to the highest standard.

There are two house types, one has four bedrooms and other two have five. There are large double integral garages with all homes. An exciting opportunity to purchase a stunning bespoke home which allows you to choose finishings such as Kitchen, Internal doors, Bathroom Suites, Tiling and Wall Colours.

Number two is the second plot to be released providing a stunning family home sitting in a prominent position. The accommodation is

spread over two floors adding to the charm and appeal with flexible accommodation configurations. Of note is the living space being on the first floor to allow for unrivalled views across the beautiful surrounding landscapes designed for modern family living,

Triple aspect doors and windows throughout and roof lights in the entrance hall ensure this home is flooded with natural light.

On the ground floor are three bedrooms with two en-suite shower rooms, a large family bathroom, utility room, guest cloakroom with WC, and large spacious entrance hallway with a natural wood floating staircase, giving access to the upper living space, in

keeping with this modern design.

The upper floor comprises of, the fourth bedroom which includes an en-suite shower room and sliding doors to the private, decked balcony with glazed balustrade. The large open plan kitchen diner is complimented by floor to ceiling glazing, again giving stunning views over the countryside and Loch- you have the opportunity to choose your own high-quality appliances and finishing for the kitchen.

The living area has a wood burning stove and a decked balcony accessed by patio doors to enhance the landscaping views.

## Specifications

### Fixtures and fittings:

- Underfloor heating on the ground floor
- Wood burning stove in the main lounge.
- Choice of internal doors and facings
- Choice of high-quality kitchen and appliances
- Fully fitted utility room
- Gas boilers
- A choice of bathroom suite and tiles from one of our ranges
- Floating staircase in your choice of wood finish.
- Choice of Wall Colours

### External finishes:

- Seasoned and treated wood cladding mixed with a smooth render.
- Two Upper Level decked Balconies with glazed balustrade.
- Large Double garage

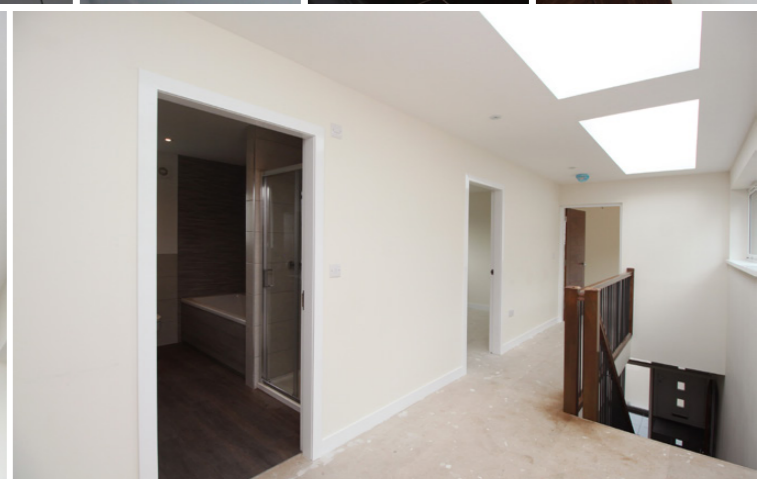
All offers should be submitted to McEwan Fraser Legal.

Viewing is strictly by appointment through McEwan Fraser Legal.

Please call and discuss available incentive.

*Please be advised that the images are from another plot which has been finished to give you an indication of the completed build.*

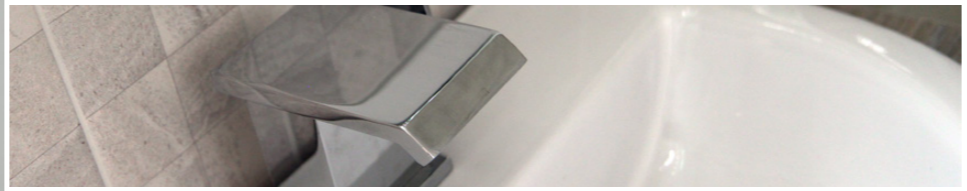
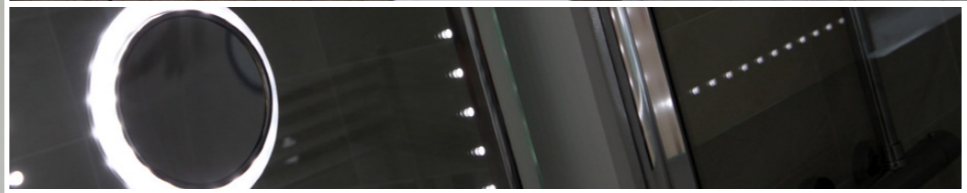




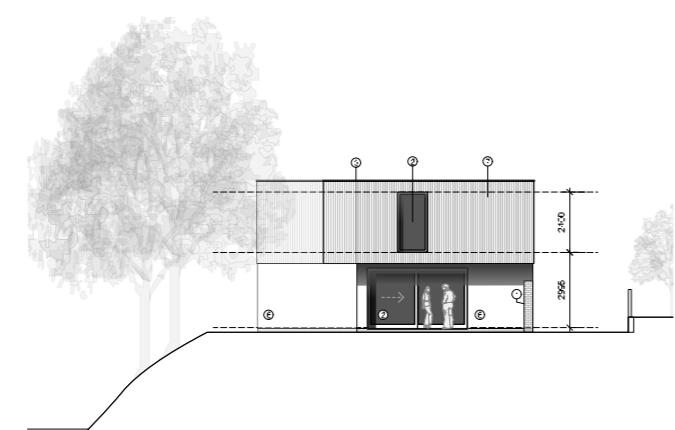
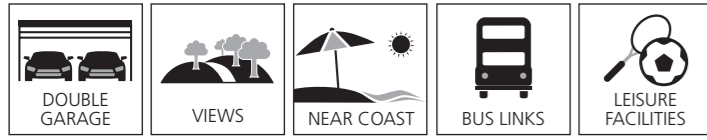


“...Triple aspect doors and windows throughout and roof lights in the entrance hall ensure this home is flooded with natural light...”

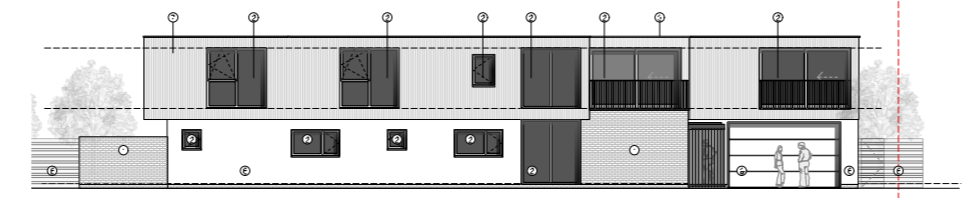








EAST ELEVATION  
7:10 @ 1:50



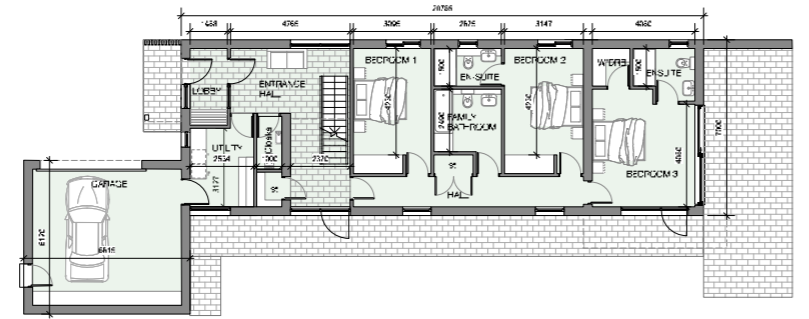
NORTH ELEVATION  
7:10 @ 1:50



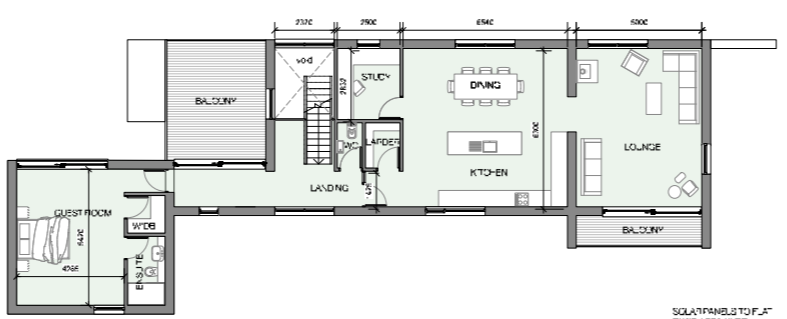
SOUTH ELEVATION  
7:10 @ 1:50



WEST ELEVATION  
7:10 @ 1:50



PLOT 2, GROUND FLOOR PLAN  
7:10 @ 1:50



PLOT 2, FIRST FLOOR PLAN  
7:10 @ 1:50

**NOTES**

1. SEE DRAWING 777P2(P)\_001 FOR FURTHER SPECIFICATIONS  
2. SEE DRAWING 777P2(P)\_002 FOR FURTHER SPECIFICATIONS

**MATERIALS**

1. CONCRETE
2. BRICK
3. CLAY ROOFING
4. TIMBER
5. ALUMINIUM
6. GLASS
7. POLYURETHANE INSULATION
8. POLYURETHANE INSULATION
9. POLYURETHANE INSULATION

**PLOT 2 AREA SCHEDULE**

1.00	CONCRETE	100.00
1.01	BRICK	100.00
1.02	CLAY ROOFING	100.00
1.03	TIMBER	100.00
1.04	ALUMINIUM	100.00
1.05	GLASS	100.00
1.06	POLYURETHANE INSULATION	100.00
1.07	POLYURETHANE INSULATION	100.00
1.08	POLYURETHANE INSULATION	100.00
<b>TOTAL</b>		<b>300.00 SQM</b>

**architects**

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**PULL DOWN JOINERY**

**PLOT 2 LOC-450C STABLES KING-ORN KV1 EXT**

PROPOSED PLANS AND ELEVATIONS

Scale: 1:100 @ A1 Date: JAN 2018 Drawn By: [Name]

Drawing Number: 777P2(P)\_002

777P2(P)\_002 (IF YOU BUY ANYTHING FROM US)

# specifications

## layout and dimensions

### Approximate Dimensions (Taken from the widest point)

Kitchen Diner	6.3m x 6.54m
Lounge	6.3m x 5m (not including balcony)
Study	2.83m x 2.5m
Utility	2.5m x 3.1m
Bedroom 1	4.2m x 3.1m
Bedroom 2	4.2m x 3.14m
Bedroom 3	4.08m x 4.08m
Guest Bedroom	3.56m x 3.65 (not including balcony)
Family bathroom	2.67m x 2.49m
Garage	5.64m x 6.29m

**Upper floor Total: 133m<sup>2</sup>**

**Ground Floor: 120m<sup>2</sup>**





  
**Solicitors & Estate Agents**

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
 Exchange  
 Available**

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Text and description  
**JAYNE SMITH**  
 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**BEN DAYKIN**  
 Designer