

# Plot - 37 Inveraray

BORELAND AVENUE, KIRKCALDY, KY1 2BN



*NEW BUILD FOUR BEDROOM HOME IN  
DESIRABLE NEW DEVELOPMENT*



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## THE LOCATION

Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College.



A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre on the High Street, along with independent shops, and the large retail Park. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with a rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

For those who enjoy the outdoors; Dunnikier Park has a cricket club, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There is a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.



# THE PROPERTY

McEwan Fraser Legal is delighted to present this new build home in Kirkcaldy with incentive options available including part exchange, call us to book your appointment and get further details.









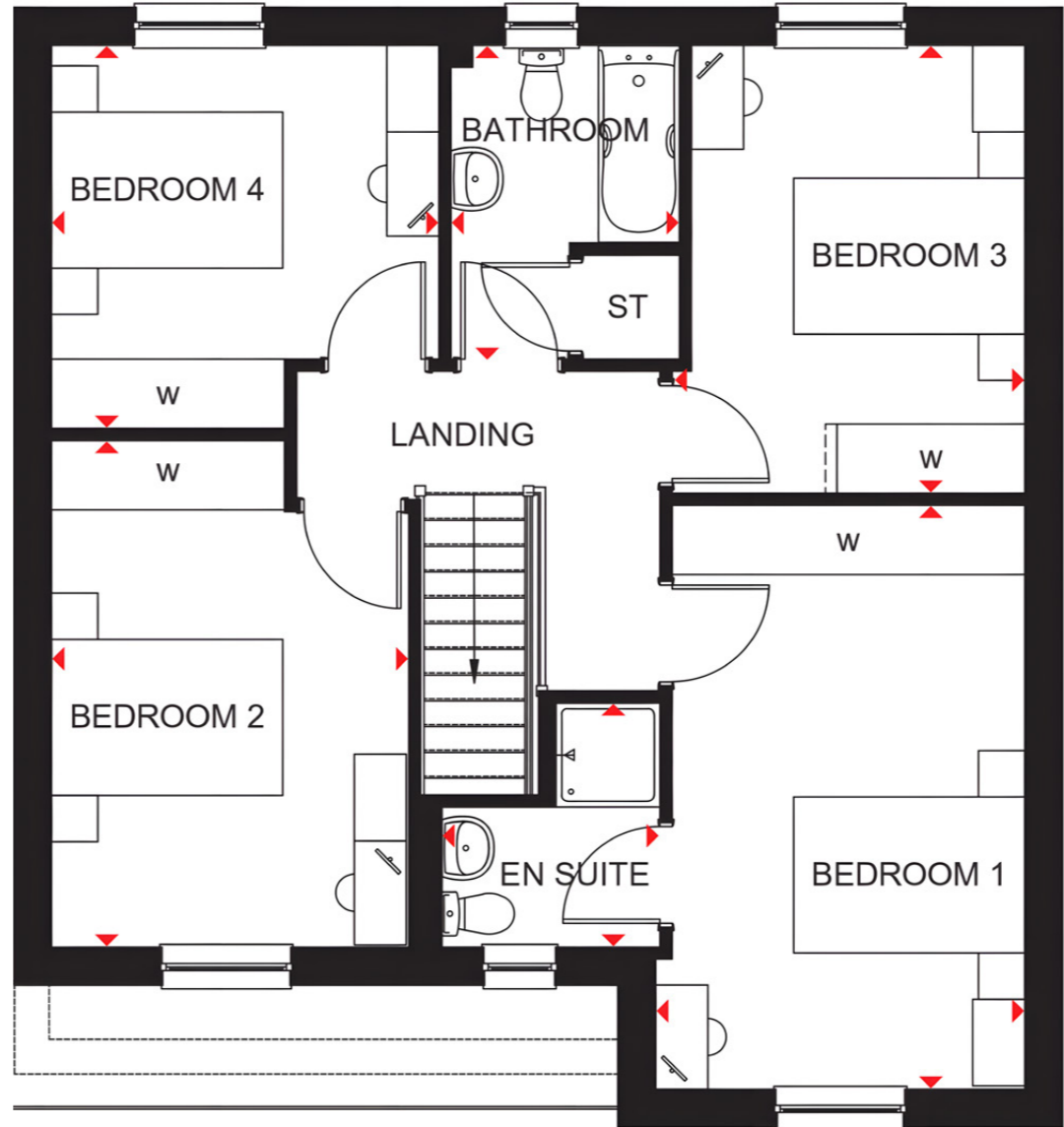
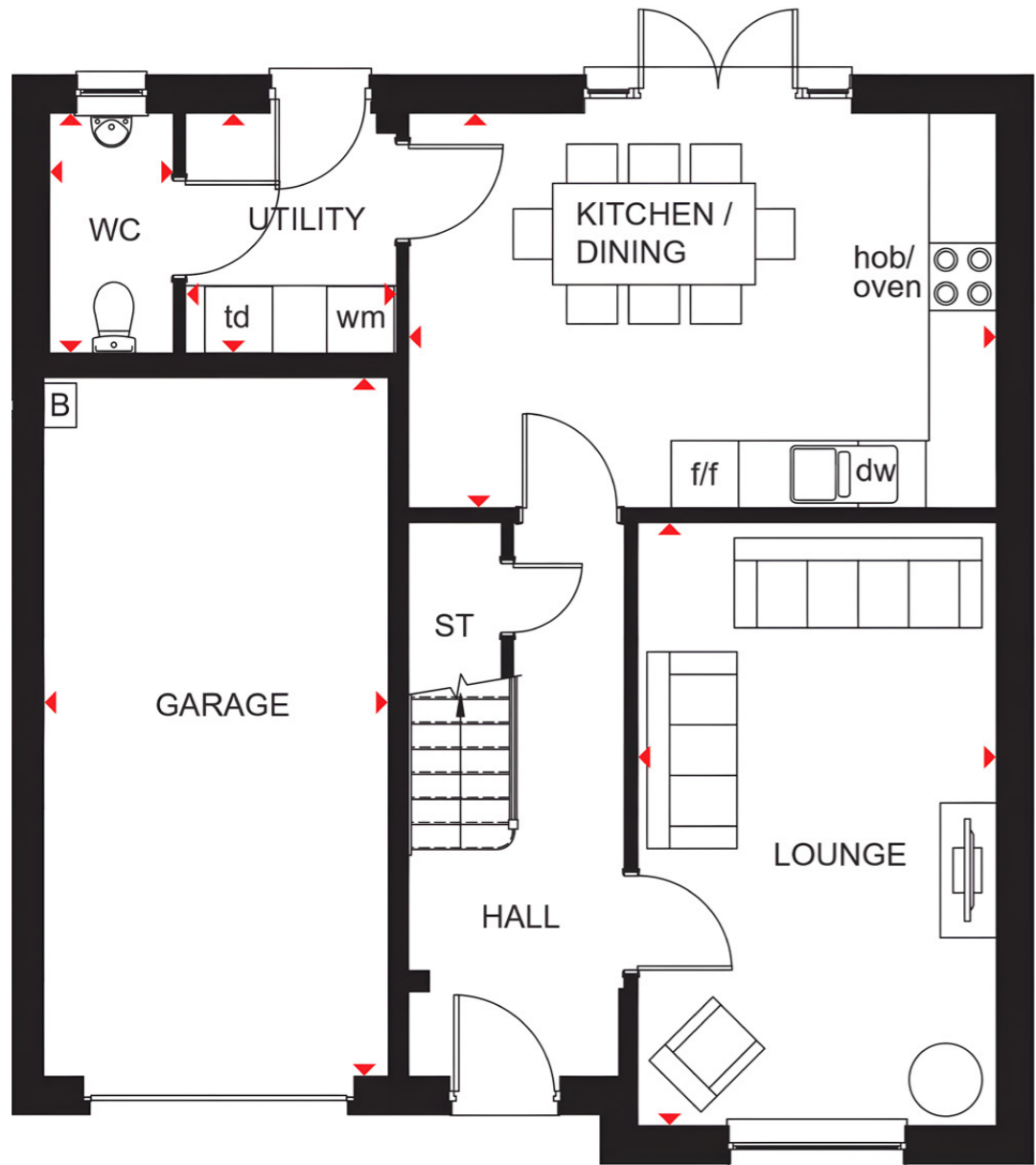






As you enter the Inveraray, you find a spacious, front-facing lounge. Further down the hallway, is the open-plan kitchen/dining area with French doors to the garden, as well as an adjoining utility room and WC. A single integral garage can also be found on the ground floor. All four double bedrooms are upstairs, with the main bedroom featuring an en suite, and the family bathroom. Detached home with a single integral garage, four double bedrooms, Energy-efficient home, French doors that lead to the garden, Open-plan kitchen/dining area, Spacious lounge and plenty of space throughout.





ROOM DIMENSIONS	
	Metric ↔ Imperial
Kitchen / Dining	5225mm x 3526mm
Lounge	3189mm x 5369mm
Utility	1881mm x 2146mm
WC	1103mm x 2146mm
Bathroom	1975mm x 2715mm
Bedroom 1	3192mm x 5052mm
Bedroom 2	3085mm x 4384mm
Bedroom 3	3052mm x 3875mm
Bedroom 4	3350mm x 3315mm
Ensuite 1	1887mm x 2113mm

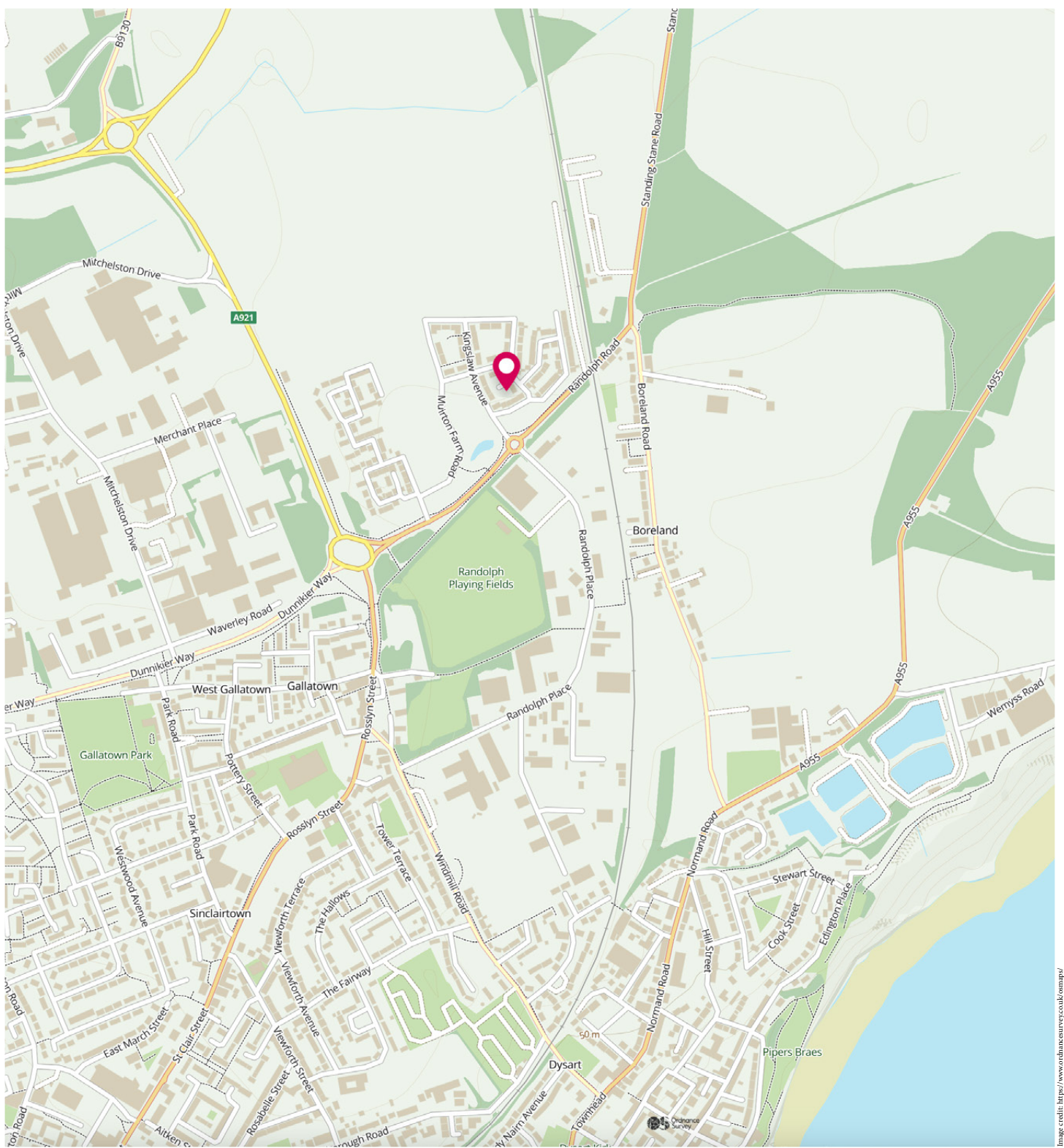


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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