

Plot 108 Corgarff

BORELAND AVENUE, KIRKCALDY, FIFE, KY1 2FB



*A SPACIOUS FOUR BEDROOM HOME
WITH AN INTEGRAL GARAGE*



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





**5% DEPOSIT PAID OR
PART EXCHANGE**

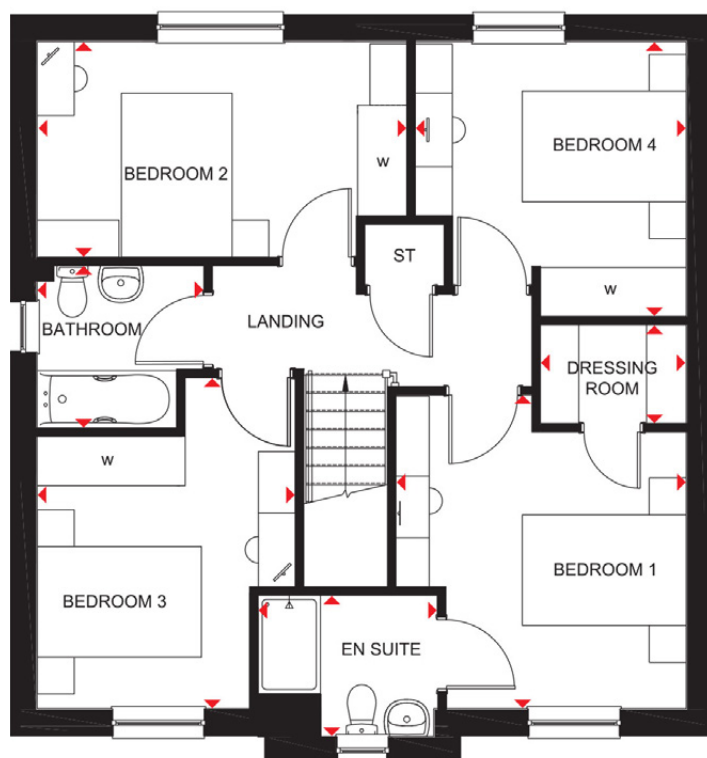
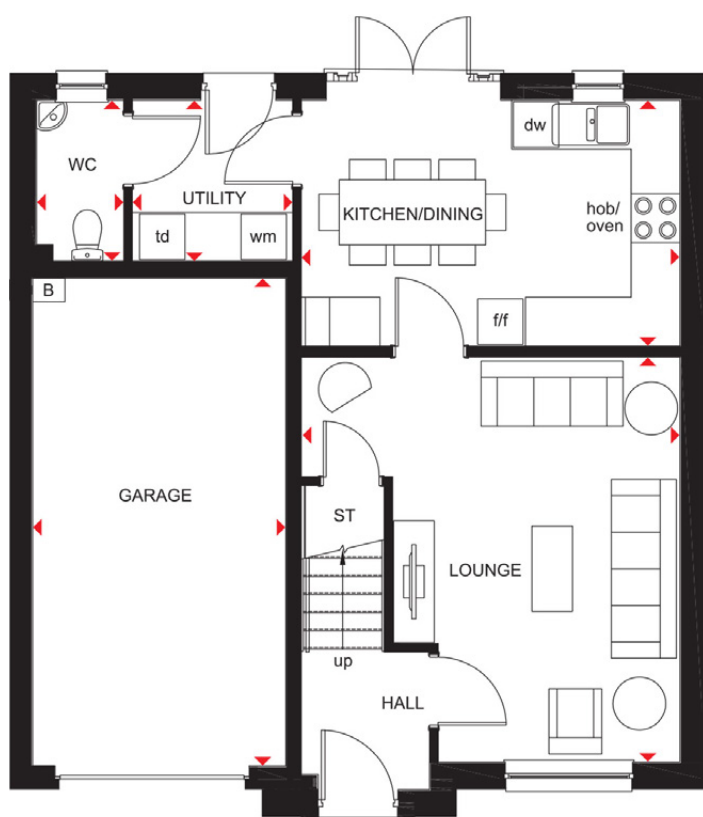


This beautiful four-bedroom home features modern open-plan living, perfect for a growing family. Discover a stylish kitchen/dining room with French doors leading to the back garden. There's a useful utility room and WC, plus a comfortable lounge at the front of the home.

Upstairs, you'll find the main bedroom featuring an en-suite and dressing room, a further three double bedrooms, and a family bathroom. A single integral garage completes this family home.







Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	4.66m (15'3") x 3.02m (9'11")
Lounge	4.66m (15'3") x 4.97m (16'3")
Utility	1.98m (6'5") x 1.94m (6'4")
WC	1.07m (3'6") x 1.94m (6'4")
Bedroom 1	3.53m (11'7") x 3.83m (12'6")
En-suite	2.19m (7'2") x 1.72m (5'7")

Bedroom 2	4.51m (14'9") x 2.63m (8'7")
Bedroom 3	3.15m (10'4") x 4.04m (13'3")
Bedroom 4	3.30m (10'10") x 3.35m (11')
Bathroom	2.03m (6'8") x 1.98m (6'5")

Gross internal floor area (m²): TBCm²



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. The growing popularity of this easily accessible town in East Fife has seen many make the move across the bridge to take advantage of the easy commute back into Edinburgh.

With Kirkcaldy being the central hub of the area, amenities are not in short supply with everything you could possibly require within range of your doorstep. Shops, restaurants and plenty of options are available to occupy and entertain the children. Not to mention, an abundance of countryside parks and golf clubs are also in the area. You can enjoy the scenery along the east coast of Fife with a drive to St Andrews, taking in the charming fishing villages, historic castles and endless sandy beaches along the way.

A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

The Location

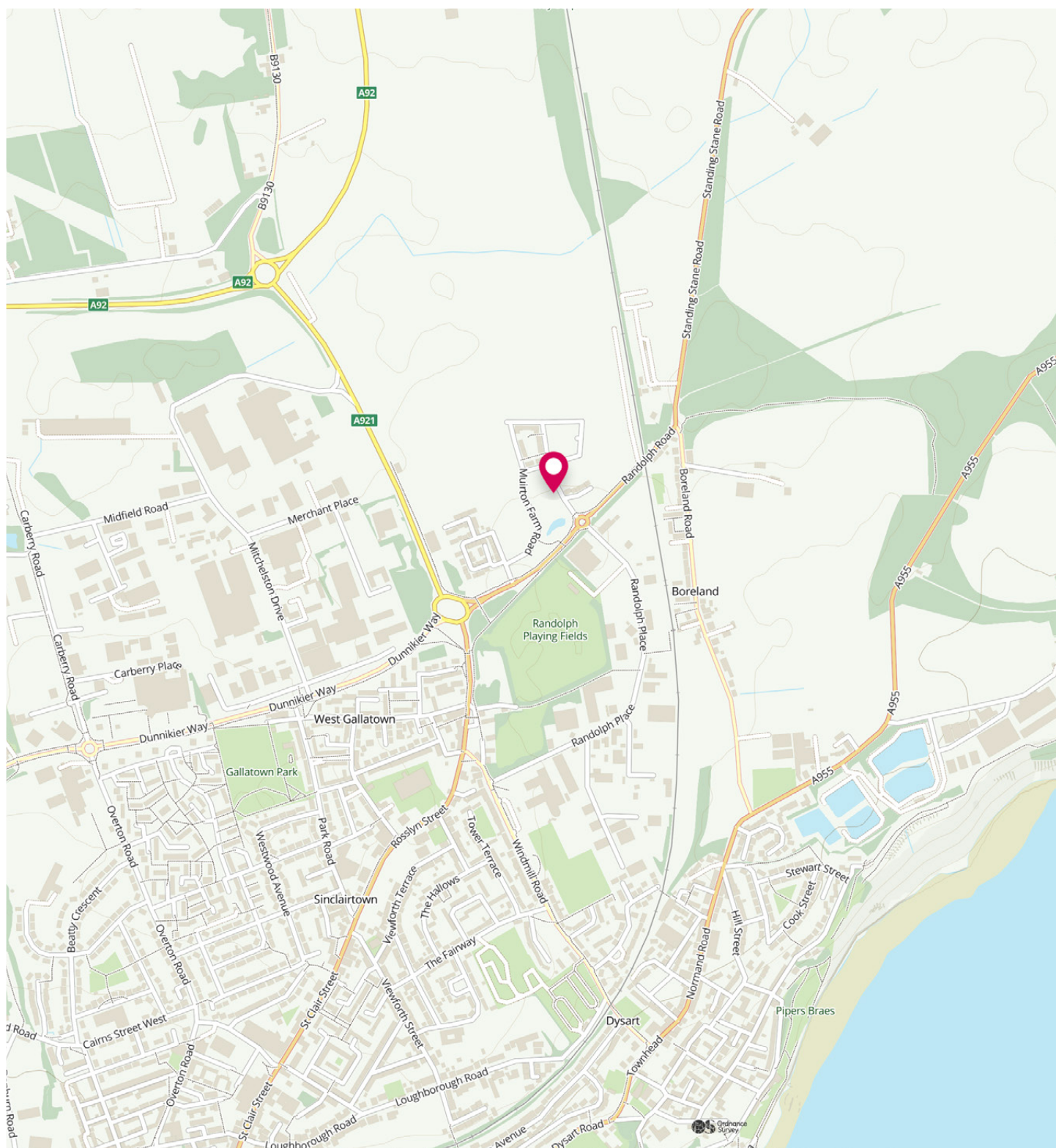


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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THE SUNDAY TIMES
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Text and description
JAYNE SMITH
Corporate Account Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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