

# Plot 36 - Corgarff

BORELAND AVENUE, KIRKCALDY, FIFE, KY1 2BN



*NEW BUILD FOUR BEDROOM HOME IN  
DESIRABLE NEW DEVELOPMENT*



01592 800 695



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



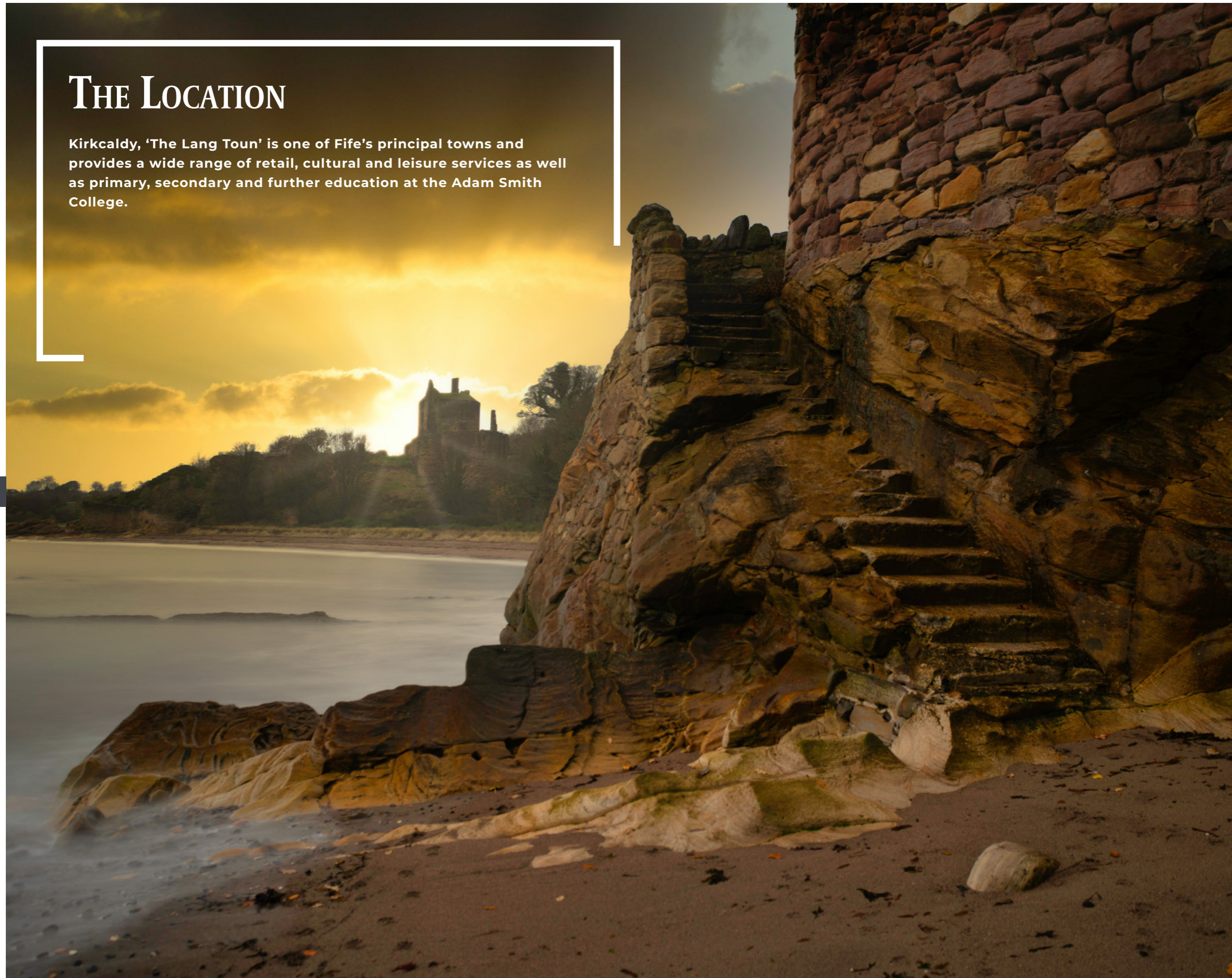
## THE LOCATION

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 desirable new build home with a number of incentive options including part exchange. Call us for more details.





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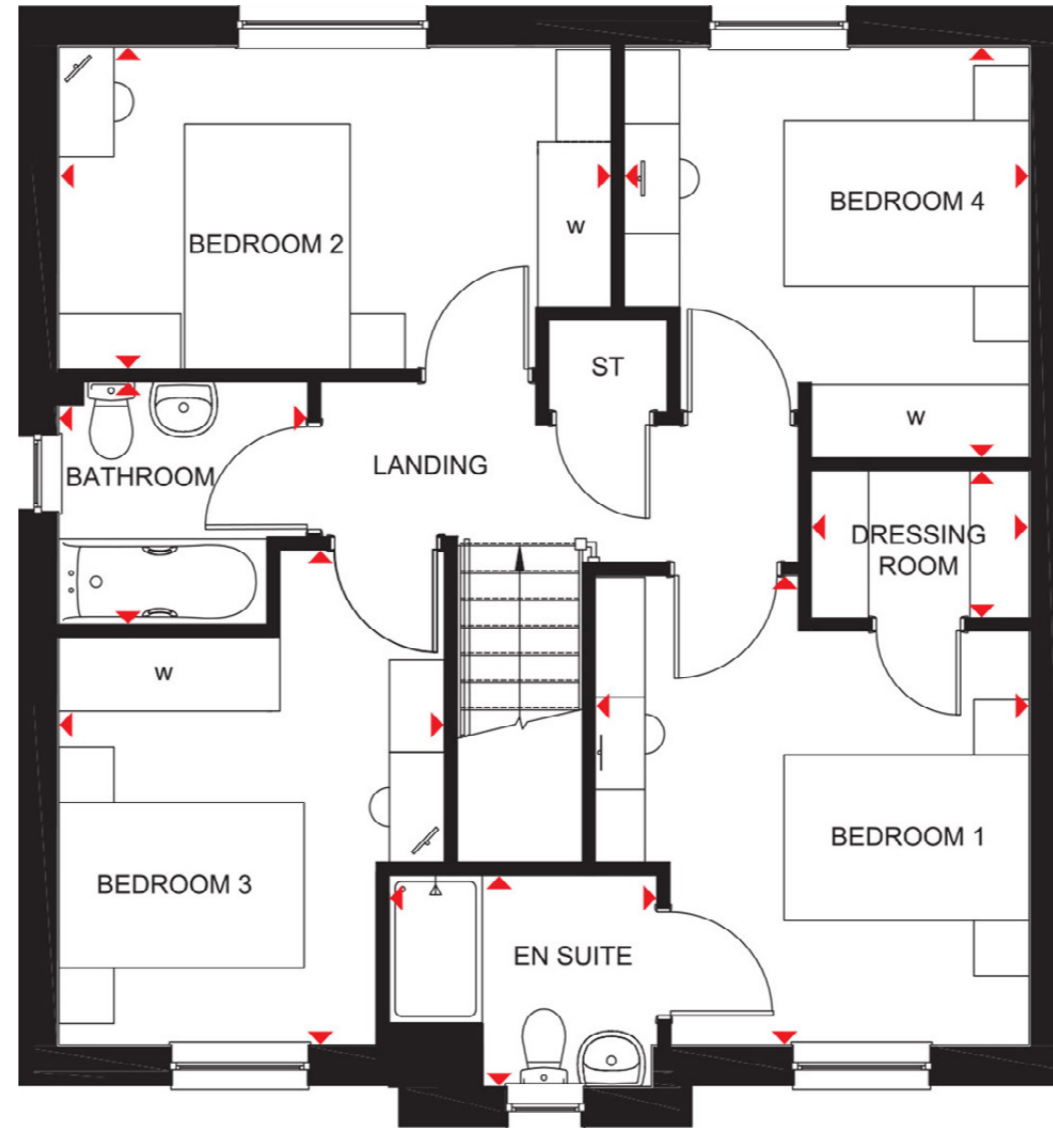
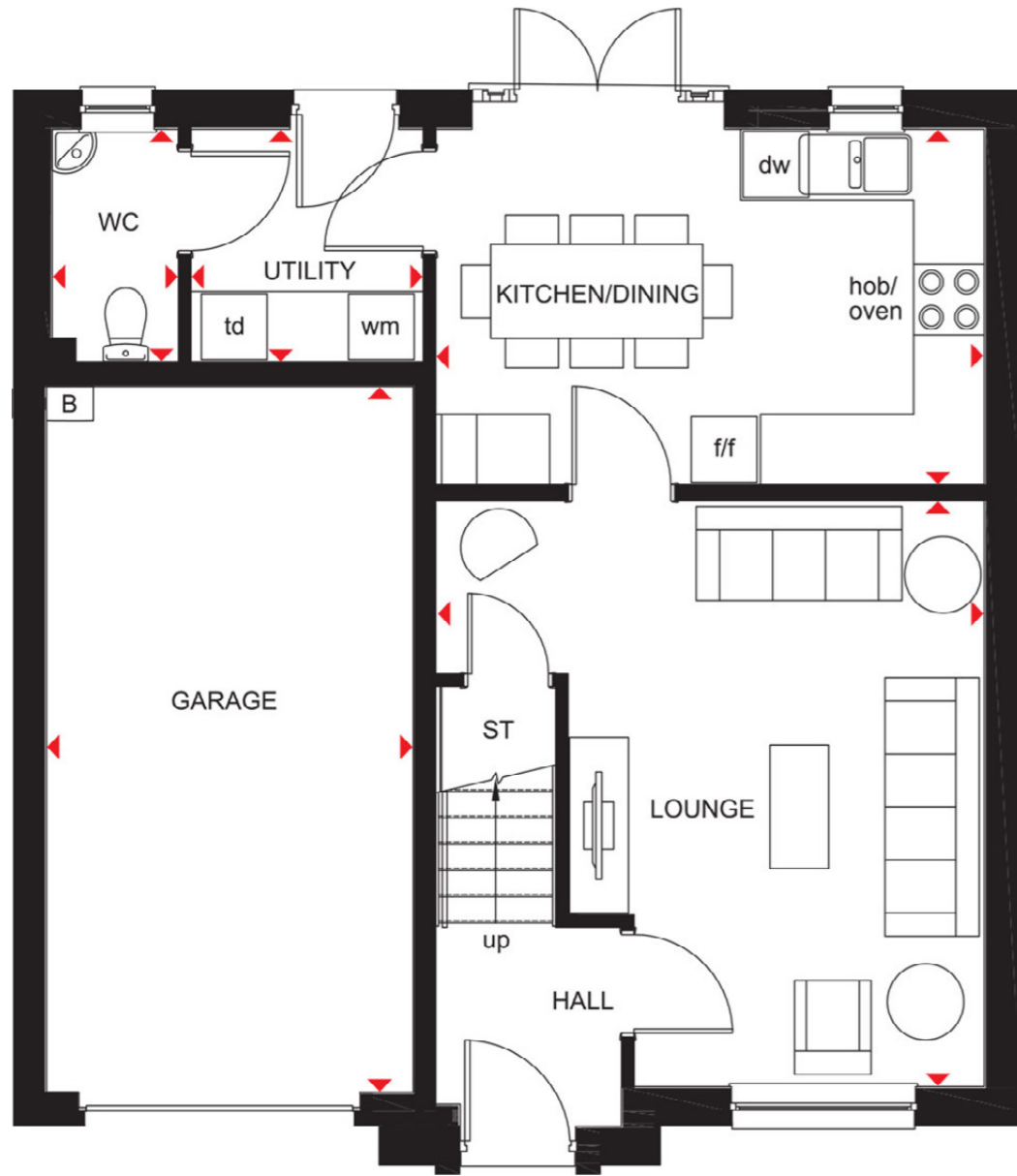
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The Corgarff is a great home for a growing family. There is an open-plan kitchen/ dining area with French doors to the garden, as well as an adjoining utility room and WC. You will also find a spacious front-facing lounge and a single integral garage on the ground floor. All four double bedrooms are upstairs, with the main bedroom featuring an ensuite, and a family bathroom.

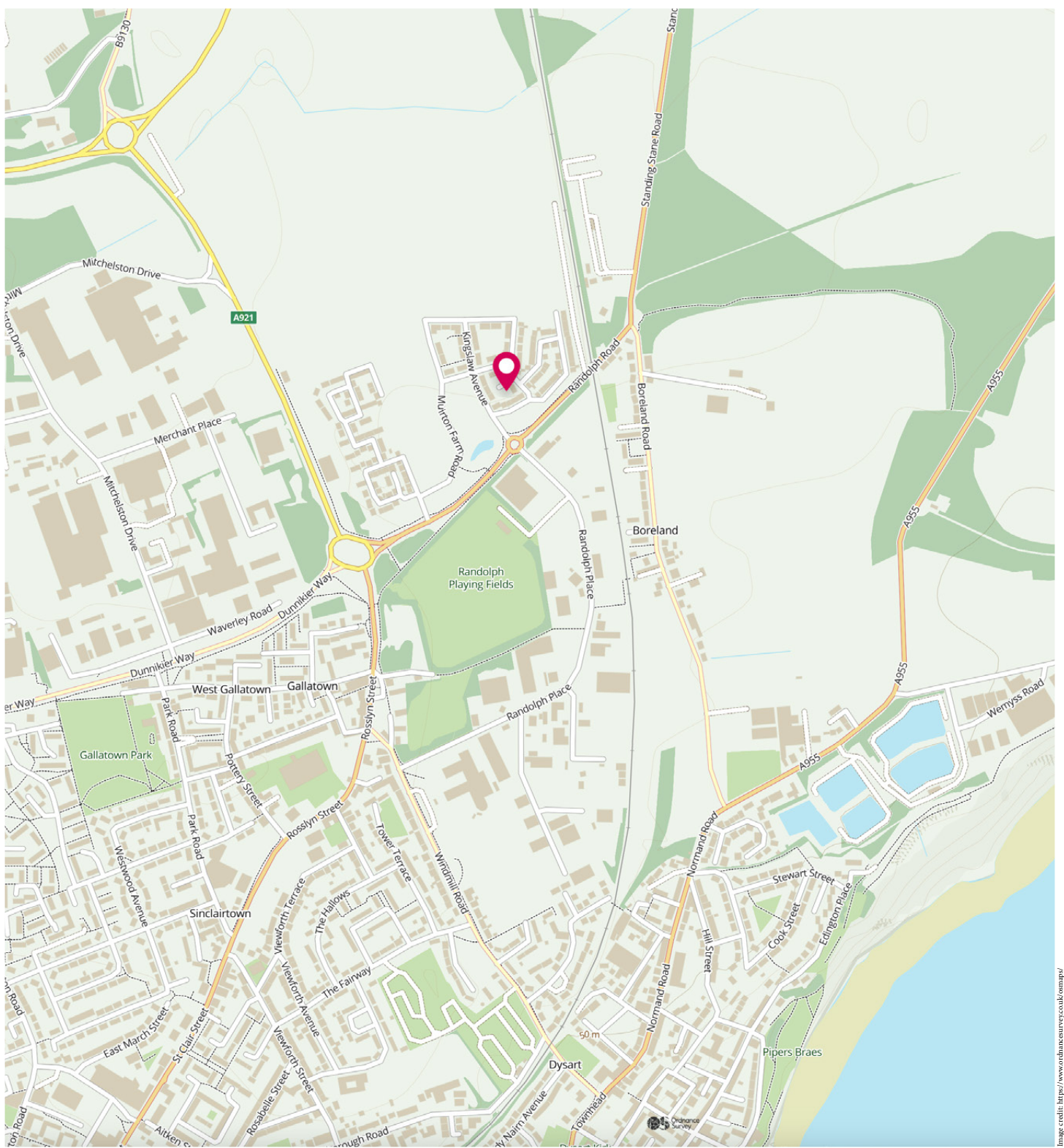




ROOM DIMENSIONS

Metric ↔ Imperial

Kitchen / Dining	4658mm x 3024mm
Lounge	4658mm x 4973mm
Utility	1976mm x 1939mm
WC	1074mm x 1939mm
Bathroom	2033mm x 1980mm
Bedroom 1	3534mm x 3829mm
Bedroom 2	4509mm x 2629mm
Bedroom 3	3154mm x 4039mm
Bedroom 4	3304mm x 3354mm
Dressing	1779mm x 1200mm
Ensuite 1	2185mm x 1716mm



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Corporate Account Manager



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