

49 Aboyne Gardens

KIRKCALDY, KY2 6EL

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.90m (19'4") x 3.30m (10'10")
Kitchen	3.70m (12'2") x 3.10m (10'2")
Utility	2.70m (8'10") x 1.50m (4'11")
Conservatory	4.30m (14'1") x 2.10m (6'11")

First Floor

Bedroom 1	4.50m (14'9") x 2.80m (9'2")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	3.50m (11'6") x 2.00m (6'7")
Bathroom	2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m²): 84m² | EPC Rating: D

