

Plot 3 - Cupar

BORELAND AVENUE, KIRKCALDY, KY1 2BN



*NEW BUILD THREE BEDROOM HOME IN
DESIRABLE NEW DEVELOPMENT*



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



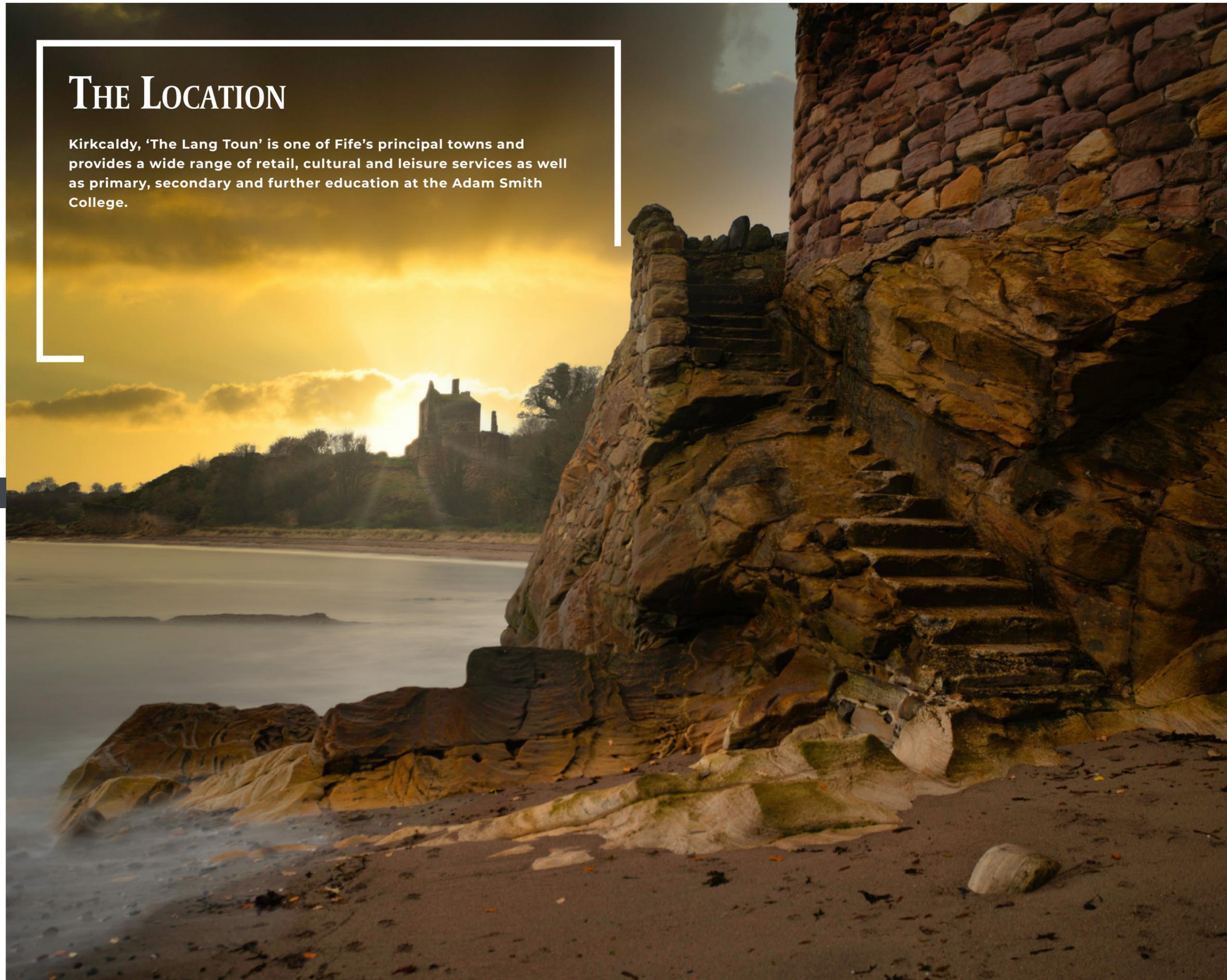
THE LOCATION

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

Part exchange may be available, please ask for details. McEwan Fraser Legal is delighted to present this 3 bedroom new build home in Kirkcaldy.





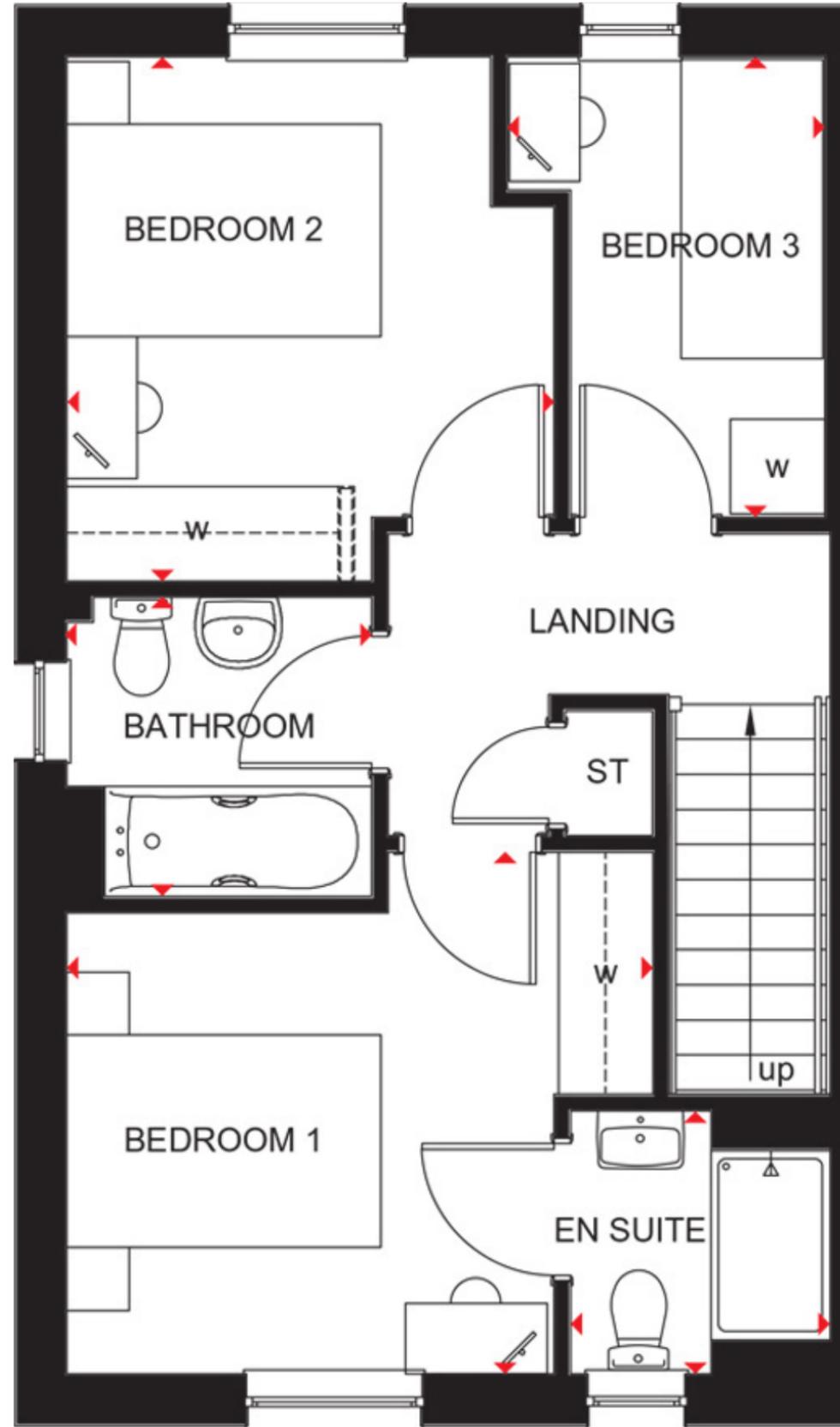
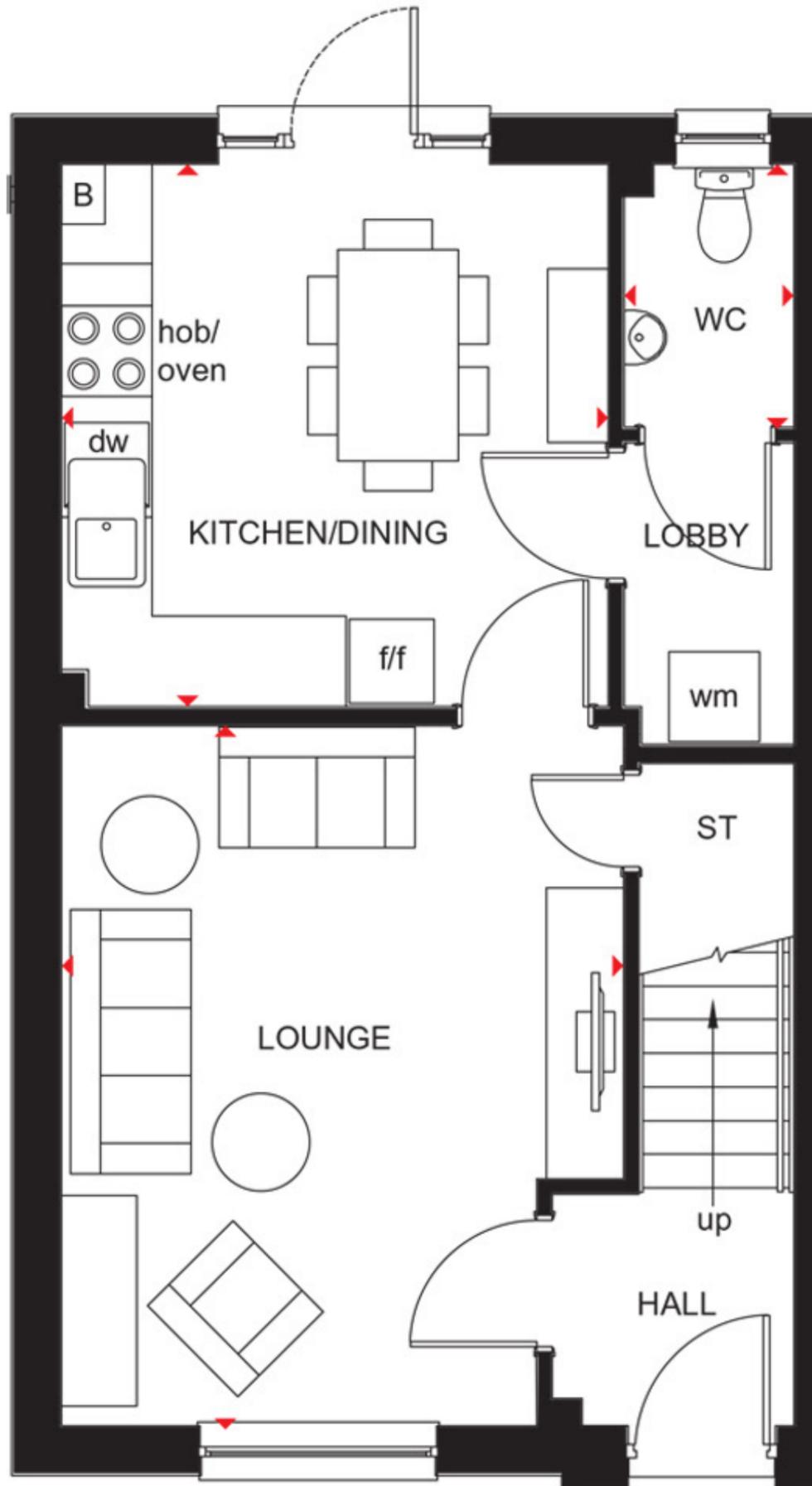
6

7





If you're looking for a three bedroom home, take a closer look at The Cupar. The ground floor features a spacious lounge, as well as an open-plan kitchen/ dining area with a patio door to the back garden. There is also a utility space and a WC located just off the kitchen. The bedrooms are located upstairs along with an en-suite shower room in the main bedroom and a family bathroom on the landing.



ROOM DIMENSIONS	
	Metric ↔ Imperial
Kitchen / Dining	3595mm x 3598mm
Lounge	3696mm x 4650mm
WC	1125mm x 1743mm
Bathroom	1946mm x 1900mm
Bedroom 1	3731mm x 3316mm
Bedroom 2	3066mm x 3329mm
Bedroom 3	2016mm x 2923mm
Ensuite 1	1654mm x 1672mm

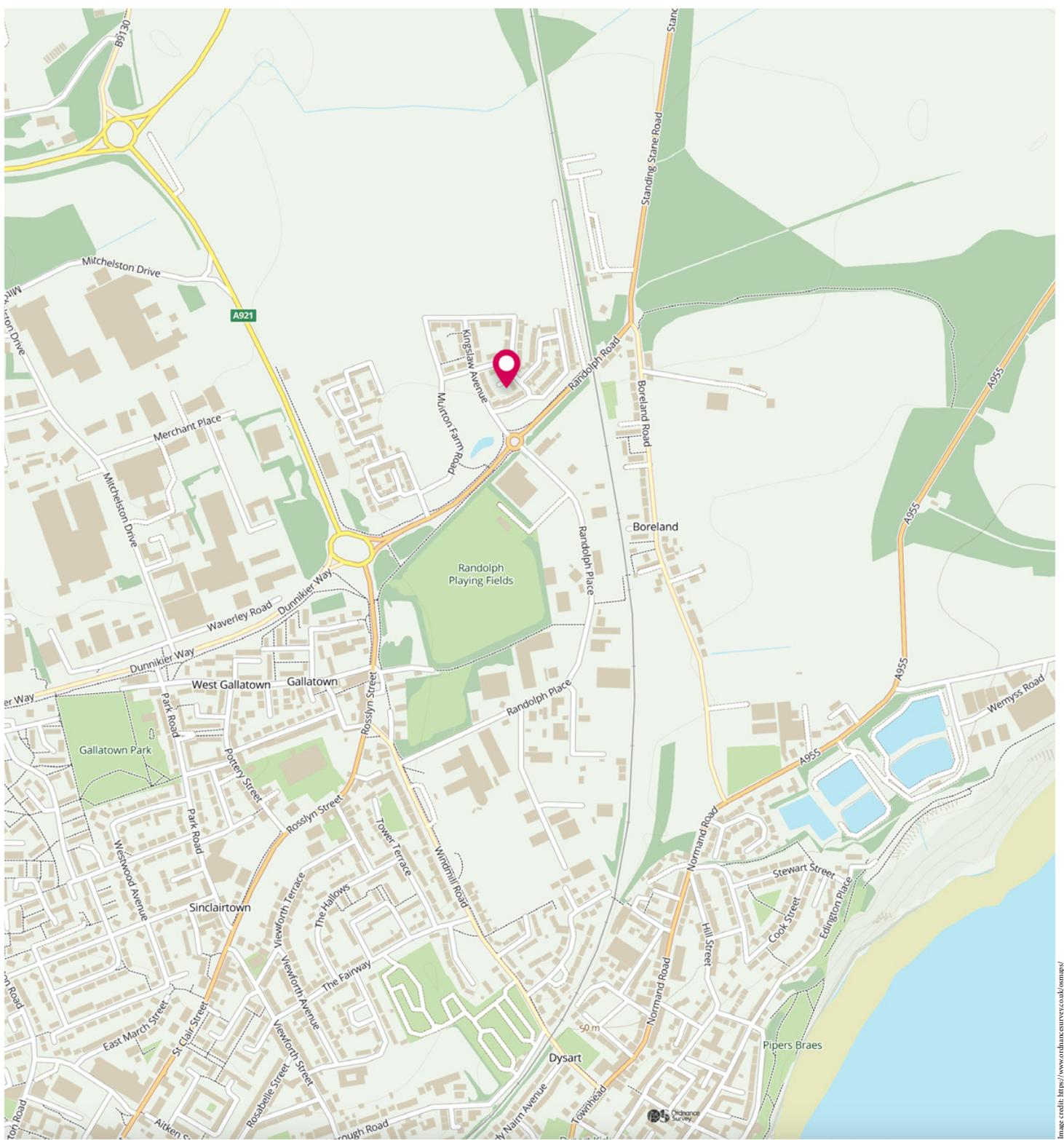


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.